CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, March 16, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

3 A. Zoom Virtual Meeting Link

II. ROLL CALL

Matt Dunwoodie, Chair
Michael Simmons, Vice-Chair
Marc Arthur
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier

III. AGENDA APPROVAL

5 A. March 2022 Agenda

IV. APPROVAL OF MINUTES

7 - 10 A. February 2022 Minutes Draft

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

11 - 16 A. Non-Motorized Committee Report
NMAC Annual Report 2021
NMAC Meeting Minutes March 2022

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

17 - 59 A. Special Use Permit and Site Plan Review: Marijuana Growing/Processing Facility and Marijuana Safety Compliance Facility at 12 E Forest Ave (Public Hearing)
12 E Forest Ave Packet

61 - 79 B. Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 539 S Huron St
(Public Hearing)
539 S Huron St Packet

VIII. OLD BUSINESS

IX. NEW BUSINESS

81 - 82 A. Huron River Drive Reconstruction Plan
Huron River Drive Packet

83 - 127 B. Capital Improvement Plan 2022 Draft
CIP Packet

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING
(HYBRID IN-PERSON/VIRTUAL MEETING)

The Ypsilanti Planning Commission will hold a hybrid in-person/virtual meeting on Wednesday, March 16, 2022 at 7 p.m at City Hall. The meeting is being held in this manner in order to prevent the spread of COVID-19.

The meeting can be attended in person at City Hall, or through the below link, or through the below toll free numbers.

March 16, 2022 Planning Commission Meeting Virtual Access Link

https://us02web.zoom.us/j/81960006383?pwd=QkRvOFVqb1oyRDRqcjNVL2lzK0lFdz09

When prompted, enter **Passcode**: 082774

When prompted, enter **Meeting ID**: 819 6000 6383

March 16, 2022 Planning Commission Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free
888 475 4499 US Toll-free

When prompted, enter the **Meeting ID**: 819 6000 6383, followed by the **Passcode:** 082774, followed by #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or the *Public Hearing.* To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: March 11, 2022

Agenda
Planning Commission
Wednesday, March 16, 2022 – 7:00 P.M.

City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Michael Simmons, Vice-Chair	P	A
Marc Arthur	P	A
Eric Bettis	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Carl Schier	P	A

III. Approval of Minutes
- February 2022 Meeting

IV. Audience Participation
Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to three minutes.

V. Committee Reports
- Non-motorized Advisory Committee
  - 2021 Annual Report
  - March Meeting Minutes

VI. Presentations and Public Hearing Items
- Special Use Permit and Site Plan Review: Marijuana Growing/Processing Facility and Safety Compliance Facility at 12 E Forest Ave
  - *Public Hearing*
- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 539 S Huron St
  - *Public Hearing*

VII. Old Business

VIII. New Business
- Huron River Drive Reconstruction Plan
- Capital Improvement Plan 2022 Draft

IX. Future Business Discussion / Updates

X. Adjournment

Meeting Minutes
Planning Commission
Wednesday, February 16, 2022 – 7:00 P.M.

City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

III. Approval of Minutes

- January 2022 Meeting

  Motion to approve the January 2022 meeting minutes.
  Offered By: Commissioner Davis Jr; Seconded By: Hollifield
  Approved: Yes – 8; No – 0

IV. Audience Participation

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

Motion to open audience participation.
Offered By: Commissioner Hollifield; Seconded By: Simmons
Approved: Yes – 8; No – 0

No one spoke.

Motion to close audience participation.
Offered By: Commissioner Donnelly; Seconded By: Simmons
Approved: Yes – 8; No – 0

V. Committee Reports

- Non-motorized Advisory Committee - All non-essential committee meetings were prohibited through February due to the Covid variant surge. No meeting was held.

VI. Presentations and Public Hearing Items

- Planned Unit Development – 845 & 945 W Clark Road

  Staff presentation by City Planner Andy Aamodt. Staff also explained the CBO process. He reminded the commission that incentives and affordability are not in the purview of this commission.

  If substantial changes happen outside of the approved site plan it would come back for review.

DRAFT

Commissioner Arthur asked for clarifications on Council processes. Can they cross out conditions made by the PC? Yes.

Kyle Brasser, applicant, and Brandon Chaney, engineer, were present for clarifications and questions.

The commission asked about the relation of the site locations to the river. There is a steep slope to river. The applicant is working on limiting the potential danger of residents coming too close to the slope.

- *Public Hearing*

Motion to open the public hearing.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr
Approved: Yes – 8; No – 0

A letter from direct neighbors of the property, John and Sally Lusk, in opposition to the development was read to the Commission.

Motion to close the public hearing.
Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly
Approved: Yes – 8; No – 0

The commission discussed Departure #2 – The ability to build a sidewalk versus a condition for a fee in lieu, at length.

Commissioner Davis Jr. asked about tree fencing. A conversation ensued about conditioning river access as part of an approval.

Commissioner Davis Jr. does not want to see the development cut down what little trees are being saved.

Commissioner Dunwoodie addressed the dangerous slopes. There is a 1:1 incline.

Commissioner Donnelly questioned if a potential river path would be owned and maintained by the City and not be private. The commission discussed the 50-foot conservation easement from the river.

Commissioner Dunwoodie stated that the Commission put together a subcommittee for housing. We have been talking about the lack of housing in the city, specifically senior and affordable housing. We shouldn't get wrapped up on details like a sidewalk.

Commissioner Davis Jr. pointed out site plan issues. He believes there are ways to change the site plan to save parts of the woodland. The sustainability plan is also in the master plan, and that speaks about rezoning this parcel to save these woodlands.

Commissioner Davis Jr is advocating to thoughtfully use the 90 days for alterations of the site plan. We were given this to review on a Friday for review on Wednesday. He advocates for shrinking the parking area, shrinking the footprint, and a sensical pedestrian sidewalk plan.

DRAFT

Commissioner Davis Jr. also hopes the development remove wide swaths of grass in the plan. Why remove trees that have been here longer than all of us for grass? Why remove old growth trees to plant screening evergreens?

Commissioner Dunwoodie stated it is not appropriate for the Commission to ask the developer to comply with the ordinance to a lesser extent.

Commissioner Arthur spoke to a permeable path at the river.

Commissioner Bettis would support lower required parking if possible.

Commissioner Hollifield supports the site plan as is.

Commissioner Donnelly does not support adding conditions. The housing is beneficial.

The Commission and City Planner discussed that any type of requirements Planning Commission might add should have a tie to public benefits.

Commissioner Dunwoodie supports a fee in lieu be in place for the sidewalk. Staff suggested the sidewalk departure be turned into condition to ensure it will be done.

Motion to ***approve*** the Planned Unit Development at 845 & 945 W Clark Road with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and multiple family dwelling land use substantially complies with §122-311, 122-702, and 122-706.

Departures:

1. Departure 1: from the maximum lot area to room ratio requirement (§122-427(b)(2)).
2. Departure 2: from the minimum required parking spaces requirement (§122-691).

Conditions:

1. The applicant obtain land control for the Green Road extension.
2. Site plans shall undergo detailed engineering review.
3. The 50' public easement along river shall be recorded at Register of Deeds.
4. Applicant shall submit revised lighting plan for administrative approval.
5. Tree protection plan shall be provided to identify trees to remain for administrative review.
6. Tree and shrub list shall be further narrowed to identify exact trees and shrubs used for administrative review.
7. Foundation landscaping area shall be confirmed at least 4' in horizontal depth measured perpendicularly from the edge of the building.
8. Applicant shall provide a fee in lieu in place of a sidewalk along the full stretch of Green Road requirement in §122-672.

   Friendly amendment offered by Commissioner Davis Jr that the following condition be added: the site plan shall be revised to have no more than 360 parking spaces as it is a public benefit under §122-706(e) and (f). **Friendly amendment rejected by Commissioner Simmons.**

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Friendly amendment offered by Commissioner Dunwoodie to clarify that the motion is to recommend City Council approval of the Planned Unit Development. **Friendly amendment accepted by Commissioner Simmons.**

Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 1 (Davis Jr)
Motion Carried

Reason for Commissioner Davis Jr's opposition – The site plan does not comply with the Master Plan.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

Andy Aamodt had marijuana-related updates for the Commission. The Commission generally agreed that if state law allows for co-location of specific uses, then the City should allow it if the ordinance is silent otherwise.

X. Adjournment

Motion to adjourn at 9:22pm.
Offered By: Commissioner Hollifield; Seconded By: Donnelly
Approved: Yes – 8; No – 0

DRAFT

City Of Ypsilanti Non-Motorized Advisory Committee
2021 Annual Report

Introduction
The City of Ypsilanti Non-Motorized Advisory Committee was created out of a recommendation in the City Non-Motorized Plan and serves under the City Of Ypsilanti Planning Commission. The Committee was formed in September 2010.

The Statement of Purpose of the Committee is as follows… "The City of Ypsilanti Non-Motorized Advisory Committee, working through the Planning Commission, will work to enact recommendations of the City of Ypsilanti Non-Motorized Plan so as to offer residents increased non-motorized transportation and recreation options as well as having the Plan creating economic and quality of life incentives to the City".

Operations
Due to the pandemic, all 2021 Committee meetings were held online using a Zoom format. This, at times, also resulted in Committee meeting dates being moved in 2021. The Committee met, with the exception of August and December, every month of 2021.

2021 members of the Committee through the year were as follows…

- Jenny Connolly (Resigned June 11, 2021, due to moving out of the area)
- Marc Arthur (also a City Of Ypsilanti Planning Commission member)
- Mike Davis Jr. (also a City Of Ypsilanti Planning Commission member)
- Renee Echols
- Dylan Goings
- Bob Krzewinski
- Helen Schulte

Non-Motorized Advisory Committee 2021 Actions
During 2021 the Committee actively worked to complete many of the goals of the Non-Motorized Plan, as listed below.

- Public Input – The Committee's meetings always start with a public input session on the City's Non-Motorized Plan and the work of the Committee. The Committee also maintains a Facebook page offering an opportunity for additional public input.

- Committee Priorities – Every October and November, the Committee reviews possible priorities for the coming calendar year and finalizing the list at its December meeting. The Committee priorities are then forwarded to the Planning Department and City Council.

- City Non-Motorized Plan – Committee member Mike Davis worked with Bonnie Wessler (Public Services Department) and Andy Aamodt (Planning Department) to update the City's Non-Motorized Plan. The draft Plan was approved by the Committee at it's May 2021 meeting, forwarded to the Planning Commission, who after a 30 day comment period, approved the plan at their June meeting, and forwarded it to City Council, who approved the Plan at it's July 2021 meeting. During September through November the Non-Motorized Advisory Committee discussed what items should be a priority for action and these were incorporated into the Committee's 2022 priorities. The updated City Non-Motorized Plan can be viewed at https://cityofypsilanti.com/DocumentCenter/View/3068/Adopted-Non-Motorized-Plan-Update-2021-07-13_Website

- Publicity/Outreach/Communications – Committee meetings are publicized though an official City notice by the City Clerks office as well as announcements over the Committee's Facebook page as well as through other email/Facebook pages (i.e. Bike Ypsi, Bike-Bus-Walk Ypsilanti, etc.). As of late December 2021, there were 602 "followers" on the Non-Motorized Advisory Committee Facebook page (www.facebook.com/YpsilantiNMAC). The Committee's City web page address is https://www.cityofypsilanti.com/296/Non-Motorized-Advisory-Committee

In early August (8/7/2021), the Committee had an information table at the EMU Bike Rodeo at the Convocation Center. Next, the Committee had an information table at the annual Parkridge Festival (8/28/2021) where safe bicycling and walking information was distributed. While the annual downtown Halloween Festival was cancelled due to the pandemic, items meant for distribution (lighted wristbands courtesy of the Ann Arbor Area Transportation Authority, safe trick-or-treating handouts) were distributed to the public in October courtesy of the downtown Ypsilanti District Library. The Committee also continues to work with the County-wide advocacy group, the Washtenaw Bicycling and Walking Coalition (www.wbwc.org) with Committee members Davis and Krzewinski taking part in a meeting June 15th called by the WBWC to seek bicycle improvements between Ann Arbor and Ypsilanti using West Cross Street and Packard Road.

Related to Committee communications, the Committee started publishing a quarterly Non-Motorized Advisory Committee newsletter with Spring 2021 and Summer 2021 editions. In addition, the Committee has had items published or highlighted in the City monthly Newsletter.

- City Meetings – Members of the Committee met, or had telephone conversations, with Planning Department staff prior to most Committee meetings for input and updates. Also, Committee members attended numerous City Council and Planning Commission meetings throughout 2021 to support non-motorized projects. City Council member (and Ypsi Bike Co-Op volunteer). Steve Wilcoxen, continued to serve as a City Council member liaison to the Committee.

- Snow Removal – In the winter months the Committee mounted a campaign to educate area residents, thorough social media, and its Facebook page, about the need to shovel sidewalks as required by City ordinance and how to report problems using ClickFix – Ypsi Connect. The Committee timed media actions to that of just prior to major snowfalls with information sent to all City neighborhood groups on Facebook and NextDoor.

- Sidewalk curb cut inventory & improvements – During 2021, the Committee continued work on a priority list for curb cuts with a list assembled from input from the disabled community, Committee member input, public input through social media and also site visits. The priority list was forwarded by June 1st to the Public Services Department, as well as the Planning Commission and City Council.

- Bike Friendly Community & Walk Friendly Community status – The City officially became a League of American Cyclists "Bike Friendly Community "at the Bronze level in late 2017 with the award being for a four-year period. The Committee worked in 2021 to apply for a renewal of its Bike Friendly Community award, and learned in early December that the City of Ypsilanti was again awarded a "Bronze" level Bike Friendly Community status - https://bikeleague.org/sites/default/files/bfareportcards/BFC_Fall_2021_ReportCard_Ypsilanti_MI.pdf . The Committee also submitted a Walk Friendly Community application in December 2021 and expects to learn the results in April 2022.

- Bike Friendly Business program – The Committee, with the support of the Downtown Association of Ypsilanti, continued to sign up participants for a local Bike Friendly Business (BFB) program as a way to promote active and healthy lifestyles for employees and customers in the Ypsilanti area. The campaign will honor corporations, organizations, associations, government agencies or non-profit groups located in Ypsilanti that actively promotes bicycling for transportation, recreation, exercise, and sport. Business participants receive a BFB window sticker and are listed on the Bike-Bus-Walk Ypsi (www.bbwypsi.org) web site.

- Bike Lanes – Committee members did a spring 2021 inspection of all existing bike lanes within the City and forwarded their findings to the City Public Services Department.

- The Committee continues to promote, through social media to neighborhood groups, the City's "Speeding Concerns" web page - https://cityofypsilanti.com/699/Speeding-Concerns - that gives the process for citizen petitioning to have traffic calming (such as signage, pavement markings, speed bumps) on a specific street section.

- Three-Foot Passing Law – In the spring of 2021, the Committee placed basic information on the Committee Facebook page about the Michigan 3-foot bicycle passing law that took effect in September 2018. The Committee plans to conduct a safe biking drive every upcoming April and May.

- I-94/Huron – Hamilton Streets Non-Motorized Projects - The Committee continued to follow and support these items closely as there are a fair number of pedestrians and bicyclists using Huron Street over I-94 with no dedicated non-motorized facilities.

- The Committee supported and publicized the Washtenaw Area Transportation Study (WATS) Tactical Urbanism Project (TUP) which involves implementing short term traffic calming ideas. More on this project can be found at http://www.miwats.org/route-ypsilanti

- Bike Bus-Walk Week – Ordinarily this mid-May event is held with the intent to have individuals try alternative transit in the hope that such modes of transportation would become a habit. Due to an increase in pandemic activity, the event was cancelled for 2021 but is planned for May 2022.

- Neighborhood Connectors (also known as “Bike Boulevards”) – The Committee is exploring designating a small number of local streets, with lower traffic volume, which pedestrians, the disabled and bicyclists are encouraged to use to travel within the City. These would be a low cost project consisting of signage and road markings.

- The Committee has pledged to work with the City Sustainably Commission on projects and areas of concern.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, March 10, 2022

1. Call to order – The meeting was brought to order at 7:03pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Marc Arthur, Mike Davis Jr., Dylan Goings, and Bob Krzewinski (quorum met). Also attending was Ron Akers, Department of Public Services Director, Public Services Project Manager Bonnie Wessler, and City Council member Steve Wilcoxen.

2. Introductions - Audience participation - Public input - Ron Akers gave an update on City Public Services non-motorized activities including a significant increase in traffic calming measures (i.e. pedestrian crossing signs, speedhumps, pedestrian crossing warning signs) and projects planned for the coming years. Ron also reported that City sidewalks have received a higher priority in clearing and he also briefed Committee members on the Public Services budget as it relates to non-motorized projects.

3. General business
   a. Agenda approval - Offered By: Committee member Davis; Seconded By; Committee Member Davis. Approved: Yes – 4; No – 0.
   b. Approval of November 2021 (last regular meeting with quorum) meeting minutes - Offered By: Committee member Going; Seconded By: Committee Member Davis. Approved: Yes – 4; No – 0.
   c. Bylaws review – Next Committee member terms ending – Committee member Davis (July 31, 2022) and Committee member Echols (June 30, 2022). Also, Committee member Krzewinski will review Committee bylaws so as to be more in line with the Planning Commission bylaws.
   d. New Committee member recruitment – More Committee members still needed.
   e. Committee 2021 Annual Report – Accepted by the Committee and will be forwarded to the Planning Commission and City Council.

4. Old & continuing business
   a. 2022 Committee priorities
      1. City Non-Motorized Plan
         - Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date)
         - Improved pedestrian signals & crosswalk ordinance – Committee members Echols, Davis and Krzewinski will be working on this subject.
         - Traffic calming and slowing motor vehicle traffic
         - Shifting modes of transportation more towards walking/bicycling

      2. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon's, traffic calming, ordinance review. Concentrate on where most pedestrian activity occurs. – Discussed.

      3. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows. Committee member Krzewinski will visit all City roads that have bike lanes and report to the Public Services Department their condition.

      4. Communication & Education
         - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings.
         - Publish quarterly Non-Motorized Committee newsletter.
         - Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
         - Spring bicycle safety education program for both motorists and bicyclists
         - Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee
         - Amplify public notice of Commission/City Council projects that impact non-motorized activities

      5. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions.

6. Neighborhood Connectors - Low-speed streets "optimized" for bicycle & walking traffic to connect areas of the City to each other. Committee members Davis, Goings and Krzewinski will scout out the Connector routes during March and April. Draft map at https://tinyurl.com/MapDec2021NC

7. Border To Border (B2B) Trail gap completion and enhancement. Discussed at the meeting were potential safety improvements to the Grove Road B2B bridge, signage encouraging bicyclists to walk their bicycles over the Frog Island/Riverside Park tridge so as to prevent cyclist/pedestrian conflicts and improved signage and vegetation clearing (to improve sight lines) at the B2B crossing of Cornell Street.

8. Bike & Walk Friendly Communities
   - Walk Friendly Community application – Submitted in December with awards being announced in April.
   - Bike Friendly Community (BFC) – Review, and act on, suggested improvements. Work towards next layer of award (i.e. go from Bronze to Silver) – Ypsilanti's League of American Bicyclist BFC 2021 "report card" distributed to all Committee members.
   - Bike Friendly Business program drive – To be discussed further at the next meeting.

9. Events & Community Outreach – Discussed were an April/May "Give Them Room" (3-foot passing a bicyclist by a motor vehicle driver) publicity drive, the Eastern Michigan University Bike Rodeo and May Bike To Work Day (Friday, May 20th) which this year will be sponsored by the Washtenaw Bicycling and Walking Coalition. Steve Wilcoxen noted that the summer "Jazz In The Parking Lot" west of Estabrook Elementary School may be a good spot for Committee outreach.

10. Safe Routes To School – Bonnie Wessler reported that Ypsilanti Safe Routes To School undertakings are slowly becoming more active.

5. New Business
   a. 2022 Ypsilanti non-motorized projects
      - MDOT projects – Huron/Hamilton/Washtenaw non-motorized projects to start in the spring with some project close out work to extend into 2023.
      - Huron River Drive 2023 – Public Input session on HRD reconstruction from Cornell to LeForge Road at City Hall, Wednesday, March 16 from 6pm to 7pm.
   b. City Planning Department and Public Services Department updates – Updates given during meeting is agenda items.

6. Other Items - None

7. Next meeting – Second Thursday of April (4/14/2022), 7pm, downtown Ypsilanti District Library main floor meeting room.

8. Adjournment - Offered By: Committee member Goings; Seconded By: Committee Member Krzewinski: Approved: Yes – 4; No – 0. Meeting adjourned at 8:15pm

City of Ypsilanti
Community & Economic Development Department

March 16, 2022

Staff Review of Special Use and Site Plan Review
12 E Forest Ave

GENERAL INFORMATION

Applicant:	Ypsilanti Warehouse LLC
Project:	12 E Forest Marijuana Growing/Processing and Safety Compliance Facility
Public Hearing Date:	March 16, 2022
Location:	12 E Forest Ave (Parcel ID# 11-11-04-461-002; Legal Description: BEG AT NE COR LOT 305 NORRIS & CROSS ADDITION, TH S 120.78 FT, TH S 89-23-00 W 29.00 FT, TH S 49.50 FT, TH S 89-23-00 W 51.52 FT, TH S 18-30-00 E 88.30 FT, TH N 89-23-00 E 19.95 FT, TH S 56.27 FT, TH S 67-59-20 W 25.11FT, TH S 26-42-35 E 55.30 FT, TH S 68-02-35 W 60.15 FT, TH S 44-30-17 E 194.47 FT, TH E 11.00 FT, S 54.97 FT, TH S 48-44-24 E 43.69 FT, TH S 52-48-30 W 68.44FT, TH N 37-11-30 W 505.83FT, TH 168.65 FT ALNG ARC OF CURV-RT- RAD 438.79 FT - CH N 26-10-51 W 167.61 FT, TH 28.59 FT ALNG ARC OF CURV-RT- RAD 133.85 FT- CH N 09-03-01 E 28.54 FT, TH N 33-36-14 W 17.81 FT, TH N 71-52-30 E 218.19 FT, TH N 89-23-00 E 142.39 FT TO THE POB. BEING LOT 306 & PART OF LOTS 305, 308 & 309 NORRIS & CROSS ADDITION, ALSO ADJ VAC FURNACE ST)
Zoning:	PMD – Production, Manufacturing, Distribution
Action Requested:	Special Use Permit Approval and Site Plan Approval
Staff Recommendation:	Approval with conditions, or Postponement

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan Review approval for a multi-suite marijuana growing/processing and safety compliance facility at 12 E Forest Ave. The site's zoning of PMD allows these land uses as special land uses.

The 12 E Forest Ave property is the former Michigan Ladder building and property. It had been used as a manufacturing facility for over a hundred years before closing last year. The redevelopment plans for the site entail floor plan changes, parking surfacing improvements, stormwater management, landscaping, a façade renovation, and more. The building is approximately 63,605 square feet, and the site is 2.56 acres.

There are a handful of nonconformities that currently exist due to the historic nature of this building and site. Many of these items, in staff's opinion, should be allowed to continue to exist because of the burden it would take to fix (for example, the building encroachments). In staff's opinion, the gravel parking lot could not be identified as a nonconformity because there has not been striping, wheel stops, etc. for a number of years, and there are no site plans on file from the original site's approval (if there was a site plan approval). Therefore the parking lot and parking spaces needs to come into compliance with the zoning ordinance's standards. Additionally, even if

the parking lot was a nonconformity, Planning Commission has the right to require nonconformities be brought into compliance when associated with a special land use, per Section 122-324(1). In order for the applicant to build the parking lot, the applicant has applied for a parking setback variance along the west side's property line. That variance request will go before the Zoning Board of Appeals at their March 14th meeting.

Figure 1: Site Aerial (2020)

Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Warehousing	PMD
EAST	Residential	CN-SF
SOUTH	Residential/Parking	CN-SF/C
WEST	Railroad/Frog Island Park	Park

Figure 3: Building and Parking Area - North Side of Site (March 7, 2022)

Figure 4: Parking Area – South Side of Site (March 7, 2022)

Figure 5: Google Street-view of Front of Site and Railroad (July 2021)

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. The "PMD" zoned property makes this a special land use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools. The use of multiple marijuana growers/processors next to each other is allowed per the zoning ordinance's standards, because of the PMD district. Adjustments and permanent site improvements will be required to bring the site "up to code," that is, to conform to the current parking layout, access, landscaping, and screening standards of the zoning ordinance.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. Odor should be especially considered, because there are residential properties to the rear. Section 122-601 of the zoning ordinance states "Every use must be so conducted and operated that it is not obnoxious or dangerous by reason of heat, glare, fumes, dust, noise, radiation, vibration, or odors beyond the lot on which the use is located. Furthermore, it shall be unlawful for any person to create, assist in creating, permit, continue, or permit the continuance of any public nuisance as defined and regulated under Article II of chapter 42."

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: The special use is primarily light-industrial and warehouse-like in nature. The entire existing building, is intended to be reused. It draws its traffic, pedestrian or vehicular from E Forest Ave and Norris St where Norris and Oak turn. The MDOT-owned railroad is to the west, Bay Logistics warehousing is to the north, a row of single-family residential homes are to the east, and the Maple Street parking lot is to the south.

Safety should be considered and staff recommends the applicant finish curbing and provide fencing along the west side of the property near the railroad to prevent site users, employees, or delivery vehicles from accidentally accessing the railroad corridor. This is discussed during the site plan review portion of this review.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: This site is located on E Forest Ave, a road with land uses of varying types, and has adequate access for vehicles. There is also access from Norris St near the turn into Oak St. Because of the nature of this business, most if not all of the people accessing the site will be employees working their regular shift. There will be loading of marijuana product by secure transporter professionals in compliance with the State laws; to staff's knowledge these pick-ups are conducted with two-axle vans. There is a bus stop within 300 feet on E Forest Ave.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed:

- Odor should be considered. The site shall not produce odors that cross its property lines.
- Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.

SITE PLAN: CRITERIA AND REVIEW §122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

STANDING §122-311(a)

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

REQUIREMENTS §122-311(b)

"The proposed site plan conforms to 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."

The lot is zoned PMD, therefore needs to follow the PMD dimensional standards. Because of the extensive site improvements, this site prompts a full site plan review, and will need to undergo detailed engineering review after Planning Commission review.

Figure 6: Specific Use Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
ART. V	Specific Use Regulations	Marijuana Growing/Processing Facilities (Section 122-536) Marijuana Safety Compliance Facilities (Section 122-539)		Proposal is to separate these uses into seven separate building suites (5 growers, 1 processor, 1 safety compliance facility).	Marijuana uses cannot cross between suites. Each suite must be separated by building code and in compliance with the MRTMA and MRA administrative rules.

Items to be addressed:

- Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"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 building is approximately 63,605 square feet, and the site is 2.56 acres.

Figure 7: Building and PMD Dimensional Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
***Blue* text: site plan complies *Red* text: site plan does not comply Black text: existing nonconformity or not applicable**					
122-432	Lot Coverage	Maximum 90% impervious surface	81.24%	No changes	
	Parking setbacks	Front side, rear = 10' From adjoining CN-SF= 15'	None	Applicant applied for variance to encroach 10' side setback requirement in accordance with site plan.	**Applicant shall obtain variance otherwise the site plan shall be postponed or denied.**
	Structure height	Maximum 60'	17'4"	No changes	
	Front setback	Minimum 25'	Within ROW	No changes	Nonconforming
	Side setback	Minimum 15'	2' & 13'	No changes	Nonconforming
	Rear setback	Minimum 20'	4'	No changes	Nonconforming
	Setback from adjacent residential (PMD)	Minimum 25'	4'	No changes	Nonconforming
	Landscaping - conflicting land use screening (PMD)	In accordance to 122-634 (see later in review), screening must be provided	Some natural screening and slopes near northern western lot line, however not much provided along southern western lot line.	Additional landscaping screening provided.	**Applicant shall confirm plantings making up screening shall be at least 80% opacity.**
	Greenbelt (PMD)	Must be provided along front yard: • Must be landscaped with a minimum of one (1) tree for every thirty (30) feet of frontage. No evergreens. • No less than 10' deep • Remainder must be	Not provided.	Additional landscaping within the first 10' of front and street side lot lines. Street trees need to be provided (see later in review)	**Applicant shall provide street trees.**

		landscaped in grass, ground cover, shrubs and other natural landscape materials. • Access drives from public rights-of-way through required greenbelts are permitted, but such drives may not be subtracted from the dimension used to determine the minimum number of trees required.			

Figure 8: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies		***Red text: site plan does not comply***	***Black text: existing nonconformity or not applicable***		
122-607	Building entrances	Main entrance must face street	Currently faces Forest Ave	No changes	
	Existing ROW	Constructing structure over right-of-way is unlawful.	Property has been encroaching the MDOT railroad ROW for years but no approvals are on record.	Proposed new parking lot, curbing, landscaping, stormwater utilities, and potentially fencing proposed.	**Applicant shall obtain MDOT approval for permission to encroach into MDOT ROW.**
	Existing easements	Constructing structure over easements requires authorization from easement holder.	Property shares easement with 609 and 611 Norris for the former Furnace Street for rear driveway access. Nothing appears to be currently constructed over this easement.	Proposed landscaping, stormwater utilities, site grading taking place within this easement.	**Applicant shall obtain easement holders permission for work within easement, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609**

					and 611 Norris.
122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	None	None proposed	**Applicant shall detail site's trash/refuse plan.**
122-609	Required lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. must average > 0.5 fc across entire are where lighting required.	Lighting levels not known.	Lighting proposed and levels appear to comply. The height of fixtures comply.	**Applicant shall confirm fixtures be dark sky compliant.**

Items to be addressed:

- Applicant shall obtain parking setback variance otherwise the site plan shall be postponed or denied. (Variance case is on March 14th ZBA agenda)
- Applicant shall confirm plantings making up screening shall be at least 80% opacity.
- Applicant shall provide street trees.
- Applicant shall obtain MDOT approval for permission to encroach into MDOT ROW. If permission is not granted, applicant shall resubmit a new site plan for Planning Commission review.
- Applicant shall obtain easement holders permission for work within easement, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.
- Applicant shall detail site's trash/refuse plan.
- Applicant shall confirm lighting fixtures are dark sky compliant.

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

This site is located on E Forest Ave, a road with land uses of varying types, and has adequate access for vehicles. There is also access from Norris St near the turn into Oak St. Because of the nature of this business, most if not all of the people accessing the site will be employees working their regular shift. There will be loading of marijuana product by secure transporter professionals in compliance with the State laws; to staff's knowledge these pick-ups are conducted with two-axle vans. There is a bus stop within 300 feet on E Forest Ave.

Figure 9: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies	***Red text: site plan does not comply***	***Black text: existing nonconformity or not applicable***			
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' maneuvering lane width, but truck turning templates not provided.	**Shall provide truck turning template or details.**
122-672	Sidewalks	Sidewalks along front of site on Forest and Norris.	Existing sidewalk	Site will continue to use existing sidewalk.	**Staff recommends crosswalk be provided across Norris St for connectivity, and that public sidewalk be installed along the full frontage of Norris St to Oak St.**
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	Appears to comply.	**Shall verify that landscaping does not affect traffic visibility at driveway curb-cut.**
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway curb-cuts are at least 22' wide.	**Complies**
	Off-street parking for all other uses: access and maneuvering drives	All sparking spaces must be accessible to vehicles by means of maneuvering aisles…. All parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.	N/A	Adequate maneuvering provided.	**Complies**
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Parking lot described as asphalt.	**Surfacing provided and will be reviewed in detailed engineering.**
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be	N/A	Site grading plan and stormwater management plan provided.	**Drainage provided and will be reviewed in detailed engineering.**

		permitted to drain across a public sidewalk.			
	Off-street parking for all other uses: setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot. PC may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.	N/A	Parking spaces encroach 10' from side property line. Variance request to be heard by ZBA on March 14.	**Pending variance.**
	Off-street parking for all other uses: striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	N/A	Striping is shown and dimensioned.	**Complies**
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	N/A	Wheel stops and curbing proposed except for front line of parking spaces against the private sidewalk near the building (east side of northern portion of lot).	**Wheel stops or curbing shall be provided to prevent vehicles from encroaching into the private sidewalk.**
	Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	N/A	Lighting proposed, parking lot appears to comply.	**Complies**
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Islands proposed, appear to be 9' wide based on radius. Islands are curbed.	**Complies**

	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 7 trees required	N/A	7 trees proposed.	**Complies**
	Parking screening	All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	N/A	Uses landscaping to screen from public street.	**Complies**
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	Curbing is proposed, appears to comply.	**Complies**
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	Parking spaces provided and appear to comply.	**Complies**
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Dimensioned on plan.	**Complies, except for the 7 spaces described below.**
	Parking dimensions for small cars	Up to 20% of parking spaces may be designated for small/compact cars, which shall be at least 8' wide and 16' long and clearly signed.	N/A	No labeled small car spaces.	**The 7 parking spaces against the private sidewalk near the building (east side of northern portion of lot) shall be designated small car parking spaces in order for their 16' length**

					dimension to be compliant.
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	Maneuvering lane noted as 22' wide.	**Complies**
122-691	Parking space base calculation	Assembly, processing or manufacturing: 5 plus 1 for every 1½ employees in the largest working shift = 42 base requirement	N/A	49 provided	**Complies**
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	None applied for.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 10 bicycle spaces.	N/A	12 spaces provided.	**Complies**
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	Three 10'x50' loading spaces required. Planning Commission may modify this requirement upon making the determination that another standard would be more appropriate because of the number of type of deliveries experienced by a particular business or use. Must be no closer than 50 feet from CN-SF zoning district, unless located within a completely enclosed building or enclosed on all sides facing the district by a solid concrete or masonry wall not less than six feet in height.	N/A	Five spaces provided, with four of the spaces complying with size requirements. One loading space is nonconforming in terms of distance from CN-SF, therefore staff recommends a solid concrete or masonry wall 6' in height be added to screen that loading space.	**Staff recommends applicant provide a solid concrete or masonry wall 6' in height be added to screen the loading space at the southeast portion of building.**

Items to be addressed:

- Applicant install sidewalk along full frontage of Norris St, and provide crosswalk across Norris St to connect to the rest of the sidewalks in the area.
- Truck turning details or template shall be provided on site plans.
- Landscaping near curb-cut shall not affect required traffic visibility requirements in §122-675.
- Wheel stops or curbing shall be provided to prevent vehicles from encroaching into the private sidewalk.

- Applicant shall designate the 7 parking spaces against the private sidewalk near the building (east side of northern portion of lot) as small car parking spaces.
- Applicant provide a solid concrete or masonry wall 6' in height be added to screen the loading space at the southeast portion of building.

Figure 10: Lack of Connectivity on Norris St in Neighborhood (March 7, 2022)

Figure 11: Nonconforming Loading Dock Location (March 7, 2022)

ENGINEERING & STORMWATER **§122-311(f), §122-311(g)**

(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.

Detailed engineering review required due to substantial addition to impervious surface, utility work, landscaping, truck turning, grading, and stormwater management.

See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review if Planning Commission grants approval.

SCREENING & LANDSCAPING §122-311(h)

"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."

The applicant presents a thorough landscaping plan, but it should be confirmed that the landscaping screening near the east property line along the southern portion of the lot is at least 80% opacity.

Figure 12: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies	***Red text: site plan does not comply***	***Black text: existing nonconformity or not applicable***			
122-634	Screening between conflicting land uses.	Screening required along property line when PMD abuts another zoning district.	Some natural screening, slopes along northern portion of east property line.	Landscaping screening towards the southern portion of the east property line but not known if it is at least 80% opaque.	**PC may waive the screening at the northern half of the site where there are slopes in accordance with 122-641. Landscaping screening shall be confirmed 80% opacity.**
122-635	Fences and walls		No fencing.	No fencing.	**To make the site safer in respect to the railroad, fencing should be provided along western property line.**
122-636	Street trees and tree species	329.45' on Forest/30 = 11, plus 105.56' on Norris/30 = 4	2 existing on Norris	No new street trees proposed.	**13 street trees required, or fee-in-lieu.**
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Site is proposed at 11% landscaped.	**Complies**

Items to be addressed:

- Applicant shall provide fencing or 80% opaque landscaping screen along the entirety of the western property line.
- Applicant shall provide 13 street trees, or provide fee-in-lieu.
- Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"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."

MDOT approval is required for permission to encroach into MDOT rail right-of-way for site improvements including but not limited to parking lot, fencing or screening, and landscaping. If permission in part or in whole is not granted, City staff recommends applicant shall resubmit a new site plan for Planning Commission review because the site layout will substantially change.

Staff recommends the City Engineer review the detailed engineering plans, and any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, crosswalk to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS §122-311(k)

"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."

Great place to do business, especially green and creative. This development helps with the potential growth of a business. The re-use of the building promotes sustainability as well economic growth.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for marijuana growing/processing and marijuana safety compliance uses at 12 E Forest Ave with the following findings and conditions:

Finding:

1. The application is substantially in compliance with §122-324(b).

Condition:

1. Special use approval shall be subject to approval of site plan.
2. Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.
3. Odors shall not cross the site's property lines.

STAFF RECOMMENDATIONS: SITE PLAN

Staff has proposed **two** potential motions below:

Staff recommends Planning Commission ***approve*** the Site Plan for 12 E Forest Ave with the following findings, waivers, and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. The approval of the site plans does not constitute MDOT approval to encroach within the rail right-of-way.

Waivers:

1. Due to the natural slopes and the thick brush, Planning Commission waives the screening requirement of 122-634 for the northern half of the site where the steep slopes are located, in accordance with 122-641.

Conditions:

1. Applicant shall obtain parking setback variance otherwise the site plan shall be postponed or denied. (*Condition subject to change pending March 14, 2022 meeting)
2. Site plans shall undergo detailed engineering review.
3. Applicant shall obtain MDOT approval for permission to encroach into MDOT rail right-of-way for site improvements including but not limited to parking lot, fencing or screening, and landscaping. If permission is not granted, in part or in whole, then applicant shall resubmit a new site plan for Planning Commission review.
4. Applicant shall obtain easement holders' permission for work within easement as presented in the site plans, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.
5. Applicant shall detail site's trash/refuse plan.
6. Applicant shall confirm lighting fixtures are dark sky compliant.
7. Applicant install sidewalk along full frontage of Norris St, and provide crosswalk across Norris St to connect to the rest of the sidewalks in the area.
8. Truck turning details or template shall be provided on site plans.
9. Landscaping near curb-cut shall not affect required traffic visibility requirements in §122-675.
10. Wheel stops or curbing shall be provided to prevent vehicles from encroaching into the private sidewalk.
11. Applicant shall designate the 7 parking spaces against the private sidewalk near the building (east side of northern portion of lot) as small car parking spaces.

12. Applicant provide a solid concrete or masonry wall 6' in height be added to screen the loading space at the southeast portion of building.
13. Applicant shall provide fencing or 80% opaque landscaping screen along the entirety of the western property line.
14. Applicant shall provide 13 street trees, or provide fee-in-lieu.
15. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

OR,

Staff recommends Planning Commission ***postpone*** the Site Plan for 12 E Forest Ave to the April 2022 meeting, with the following findings:

Findings:

1. Applicant shall obtain MDOT approval for permission to encroach the rail right-of-way.
2. Applicant shall obtain easement holders' permission for work within easement as presented in the site plans, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

March 4, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 12 E. Forest Ave Site Redevelopment
Site Plan Review No. 1
OHM Job No. 0094-21-1000

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed redevelopment of a warehouse previous used by The Michigan Ladder Company. The project consists of redeveloping an existing warehouse building of approximately 63,605 square feet, an existing parking lot, and existing access drives to be used for marijuana growing, processing, and testing. We have reviewed the plans with a date of February 7, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The applicant shall provide a Michigan Professional Engineer seal on the cover sheet.
2. It appears the existing loading docks to the building are to remain. The applicant shall indicate all the pavement loading areas on the site plan.
3. Per sheet C-10 Landscape Plan, it appears vegetation is proposed on top of utilities at the north side of the site. Landscaping should not be proposed directly on top of a utility.
4. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
5. The applicant shall provide two ADA-compliant crosswalks at the southern driveway intersection with Norris St. One crosswalk shall be provided on the northeast and northwest corner of the driveway intersection, and another crosswalk crossing the driveway on the northwest and southwest corner of the driveway.
6. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, and the largest truck anticipated to traverse the site.
7. Applicant shall confirm there is no proposed dumpster and provide clarity on trash collection will be managed.
8. A detail shall be added to the plans for proposed curb and gutter.
9. A detailed review of the grading plan will be completed under detailed engineering review. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site.
10. The applicant shall provide the proposed storm sewer pipe material. A detailed review of the storm water calculations will be completed under detailed engineering review.
11. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.

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

12. Approval from the Ypsilanti Community Utilities Authority (YCUA) will be required for all work associated with the water supply system and sanitary sewer.
13. Approval from the Michigan Department of Transportation (MDOT) will be required for proposed work within railroad right-of-way.
14. A photometric plan should be provided with the next submittal for the City's review.

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

[redacted]

Rachel Jackson, PE

CC: Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
File

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City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC	
Address [redacted]	
Phone [redacted]	Email [redacted]

Property

Address 12 E. FOREST AVE, YPSILANTI MI 48198	Parcel ID 11-11-04-461-002
Property owner* MICHIGAN LADDER PROPERTIES LLC	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project

12 E. Forest Ave Site Redevelopment - Processor/Grow

Current use

Vacant Building

Proposed use**

This special use permit application is for the purpose of requesting special land use in the PMD zone. It is specifically for the purpose of requesting that the building be used as a marijuana grow and processor. A marijuana grow is a facility that is licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments.

A marijuana processor is a facility that is licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana and marijuana infused products to marijuana establishments.

As we were advised, we are submitting a separate special use application to allow a space of the building to be partitioned for the use of a safety compliance lab.

The proposed use of this building will conform with the provisions and requirements of Section 122.324 of the Code of Ordinances. Further, it will promote the use of the land in a socially and economically sustainable way that will not be detrimental, hazardous or disturbing to any surrounding neighbors, people, or property. The goal is to design and construct the building in a way that will assure long term success and will not present any negative impacts to the public.

Rationale for request**
The rationale for the request is that it fits the special use standards within the Zoning Ordinance, as provided in
Subdivision IV: Production, Manufacturing And Distribution District (PMD) Sec. 122-430. The purpose would fit within
the defined purpose of a PMD. Because this is a marijuana grow and processor, it will generate some waste, odor, and
truck traffic, as permitted in the PMD District. However, processing and growing will not produce any impact
that rises to the level of being detrimental to other uses in the district or to neighboring districts. It will in no way be
obnoxious or offensive to the uses permitted in neighboring districts, or harmful to the general health, safety or welfare of the community.
It will also put the building for good use, as it will provide many jobs for Ypsilanti residents.

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 02/04/2022
Print Name Abdul Saleh	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC	
Address [redacted]	
[redacted]	Email [redacted]

Property

Address 12 E. FOREST AVE, YPSILANTI MI 48198	Parcel ID 11-11-04-461-002
Property owner* MICHIGAN LADDER PROPERTIES LLC	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project
12 E. Forest Ave Site Redevelopment - Safety Compliance Lab

Current use
Vacant Building

Proposed use**

The special use permit application is for the purpose of requesting land use in the PMD zone. It is specifically for the purpose of requesting that the building be used as a safety compliance lab, which is a facility that is licensed to test marijuana, including certification for potency and presence of contaminants. As discussed with the City Planner, we are also requesting to partition the building to allow for a manjuana grow and processor.

As advised, the marijuana grow and processor is accounted for in a separate special use application. The proposed use of this building will conform with the provisions and requirements of Section 122.324 of the Code of Ordinances.

Further, it will promote the use of the land in a socially and economically sustainable way that will not be detrimental, hazardous, or disturbing to any surrounding neighbors, people, or property. The goal is to design and construct the building in a way that will assure long term success and will not present any negative impacts to the public.

Rationale for request**
The rationale for the request is that it fits the special use standards within the Zoning Ordinance, as mentioned in
Subdivision IV: Production, Manufacturing And Distribution District (PMD) Sec. 122-430. The purpose of the building would fit within the defined purpose of a PMD. Since this is a marijuana lab, it is expected to some generate waste, odor, and
truck traffic. However, the lab will in no way be detrimental to other uses in the PMD District or properties in adjoining districts, and it will not in any way be deleterious to other permitted activities within the District.
In addition, the purpose of a lab is testing marijuana products to ensure the flower is safe for use and edibles are safe for consumption, so there is a great value in having one in the community. It will help the grow operations in the
community because they will have a safety compliance lab nearby, as they are not allowed to sell any marijuana products prior to approval by a lab. Thus, the lab actually promotes the general health, safety, and welfare of a community.

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 02/04/2022
Print Name Abdul Saleh	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC		
Address [redacted]		
City [redacted]	State [redacted]	Zip [redacted]
Phone [redacted]	Email [redacted]	

Property

Name of project 12 E. FOREST AVE. SITE REDEVELOPMENT
Address 12 E. FOREST AVE., YPSILANTI, MI 48198
List all parcel identification numbers included in development 11-11-04-461-002; 11-99-03-304-550
Property owner* MICHIGAN LADDER PROPERTIES LLC; MICHIGAN PROPERTIES CO
Current use VACANT
Proposed use MARIJUANA GROW, PROCESSING, AND SAFETY COMPLIANCE LAB
Current zoning PMD
Legal description of property (may be attached) SEE ATTACHED SURVEY

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [redacted]	Date: 02-07-2022
Print Name: ABDUL Saleh	

You must complete the checklist on the following page before turning in your application.

Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application. The City Planner or Planning Commission may require other data they deem necessary. **Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
✓	Name of project
✓	Brief description of project
✓	Location map showing major thoroughfares and site location (no scale necessary)
✓	Name, address and phone number of the site owner
✓	Name, address and phone number of the developer
✓	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
✓	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
✓	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
✓	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
✓	Use(s) of existing buildings
✓	Existing landscaping
✓	Dimensions of all structures and lot lines within 50 feet of the site
✓	Existing zoning of the site and all adjacent properties
Proposed conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	Any changes to site dimensions, and completed *Lot Split/Combination Application*
✓	Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application*
SEPARATE SUBMITTAL	Any variances requested, and completed *Variance Application*
✓	Any changes to rights-of-way or easements on the property
✓	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
✓	Building floor plans and architectural wall elevations.
N/A	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
✓	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
✓	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
✓	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
N/A	Indicate all areas of this site that are located within floodplains.
N/A	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: TH

12 E. FOREST AVE SITE REDEVELOPMENT

CITY OF YPSILANTI, WASHTENAW COUNTY, MI

PRELIMINARY SITE PLAN AND SPECIAL LAND USE

M:\Civil3d_Proj\21335\Site Plan\21335CV1.dwg, 3/9/2022 3:14 PM, Candice M. Bieres, 1 COVER SHEET, MCLLC PDF.pc3
Copyright © 2016 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

OWNER/APPLICANT

YPSILANTI WAREHOUSE LLC
[redacted]
CONTACT: ABDUL SALEH
[redacted]

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR
ANN ARBOR, MI 48108
CONTACT: TED P. HIRSCH
734-995-0200

ARCHITECT

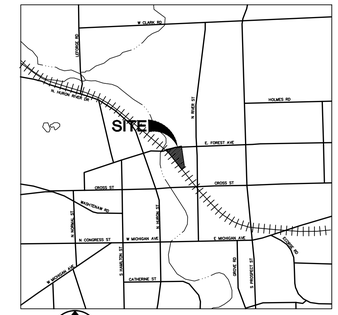
DESIGNSTRUCT, INC.
23617 JOHN R RD
HAZEL PARK, MI 48030
CONTACT: STEVE DUMONT
248-547-1500

SITE DATA

	Existing		Allowed/ Required		Proposed	
Zoning						
Zoning District	PMD - Production, Manufacturing, and Distribution		PMD - Production, Manufacturing, and Distribution		PMD - Production, Manufacturing, and Distribution	
Special Land Use	Vacant Building		Marihuana Facilities growing and/or processing, microbusiness, secure transporter, excess grower		Marihuana Facilities growing and/or processing, microbusiness, secure transporter, excess grower	
Site Area (gross)	119,210	sf	NA	sf	119,210	sf
	2.74	acres	NA	Acres Min.	2.74	acres
Site Area (net)	119,210	sf	(determined by use, parking, loading, screening, and yard setbacks)		119,210	sf
(less Road ROW, Road easement, lake)	2.74	acres	NA	Acres Min.	2.74	acres
Min. Lot Width	345	ft	(determined by use, parking, loading, screening, and yard setbacks)		345	ft
Marihuana Specific Requirements						
1,000ft radius from boundaries to schools and existing marihuana facilities					2037ft to nearest school	
500ft from existing marihuana facilities					No existing facilities within 500ft	
Building						
Gross Floor Area	61275	sf	NA	sf	61275	sf
Maximum Lot Coverage	51.4	%	see impervious surface coverage		51.4	%
Maximum Floor Area Ratio	102.8	%	NA	%	102.8	%
Maximum Height	17 ft - 4 in		60	ft	17 ft - 4 in	
Historic District Requirements			TBD			
Building Setbacks						
Front	Varies; within Forest ROW (exist nonconforming)		25	ft *	Varies; within Forest ROW (exist nonconforming)	
Side	2ft - west (exist nonconforming) 13ft - east (exist nonconforming)		15	ft *	2ft - west (exist nonconforming) 13ft - east (exist nonconforming)	
Rear	4ft-south (exist nonconforming)		20	ft *	4ft-south (exist nonconforming)	
Adjacent to CN-SF	Varies - 4ft min. (exist nonconforming)		25	ft *	Varies - 4ft min. (exist nonconforming)	
			* increase by 1 ft per ft building ht over 30ft			
Impervious Surface Coverage						
Maximum Lot Coverage	78.07	%	90	%	76.09	%
Vehicular Parking						
Design Standards	NA		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft	
Setbacks	Varies (exist nonconforming)		Front/Side/Rear: 10 feet Adj to CN-SF: 15 ft		Varies - waiver/variance requested	
Required Parking	Existing unstriped parking - number of spaces unknown		42	spaces	49	spaces
assembly, processing, manfacturing			5 plus 1 for 1.5 employees; or 1 per 1,000sf gfa and 1 per 300sf office 5 + (56 / 1.5) = 42 spaces; or 61,275 sf / 1,000 sf = 61 spaces			
Required Loading	5	spaces	3	spaces	5	spaces
commercial, industrial, institutional			2,000-4,999sf - 1 5,000-19,999sf 1 20,000-49,999sf - 2 50,000-79,999sf - 3 80,000-99,999sf - 4 100,000-149,999sf - 5 150,000sf+ - 5 plus one per 50,000sf over 150,000sf			
Bicycle Parking						
	NA	spaces	1 per 5 vehicular parking spaces required; 2 minimum = 42 / 5 = 9 spaces		12	spaces

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.

SITE MAP
SCALE : NTS



VICINITY MAP
SCALE : NTS

SHEET INDEX

#	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS – BOUNDARY
3	EXISTING CONDITIONS – TOPOGRAPHY
4	AREA PLAN
5	DEMOLITION PLAN
6	DIMENSIONAL SITE LAYOUT
7	GRADING AND SOIL EROSION CONTROL PLAN
8	UTILITY PLAN
9	STORMWATER MANAGEMENT PLAN
10	LANDSCAPE PLAN
11	DETAILS
12	LANDSCAPE DETAILS
13	PHOTOMETRIC PLAN
DD-1	FLOOR PLAN
DD-2	ELEVATION

PROJECT NARRATIVE

YPSILANTI WAREHOUSE LLC IS REQUESTING THE NECESSARY APPROVALS AND PERMITS TO ALLOW FOR A PROPOSED RE-USE PROJECT AT 12 E FOREST AVENUE. THE SITE WAS HISTORICALLY USED BY THE MICHIGAN LADDER COMPANY AND IS CURRENTLY VACANT. THE PROPERTY INCLUDES AN EXISTING WAREHOUSE BUILDING OF APPROXIMATELY 63,605 SF, AS WELL AS THE ASSOCIATED ACCESS DRIVES, PARKING AREAS, AND LOADING DOCKS. THE PROPOSED PROJECT INCLUDES INTERIOR RENOVATIONS TO THE EXISTING BUILDING AND MINOR SITE MODIFICATIONS FOR USE AS A MARIHUANA GROWING, PROCESSING, AND TESTING FACILITY.

THE EXISTING SITE IS 2.74 ACRES IN SIZE AND IS ZONED PMD: PRODUCTION, MANUFACTURING, AND DISTRIBUTION. EXCESS MARIHUANA GROWERS, MARIHUANA GROWING AND/OR PROCESSING FACILITIES, MARIHUANA MICROBUSINESSES, AND MARIHUANA SECURE TRANSPORTERS ARE ALL PERMITTED AS SPECIAL LAND USES IN THE PMD ZONING DISTRICT. THE EXISTING BUILDING WILL REMAIN AND WILL UNDERGO INTERIOR RENOVATIONS TO ACCOMMODATE THE PROPOSED MARIHUANA FACILITY. THE PROPOSED USE WILL MEET ALL STATE AND LOCAL REQUIREMENTS FOR MARIHUANA FACILITIES. SITE WORK WILL INCLUDE RESURFACING OF THE EXISTING GRAVEL DRIVES WITH ASPHALT, DESIGNATION OF STRIPED PARKING SPACES, STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS, AND INSTALLATION OF ADDITIONAL LANDSCAPING.

THE BUILDING WILL BE SEPARATED INTO SEVEN SEPARATE SUITES. ONE SUITE WILL BE USED FOR PROCESSING, ONE SUITE WILL BE USED AS A SAFETY COMPLIANCE TESTING LABORATORY, AND THE REMAINING FIVE SUITES WILL BE USED FOR GROWING. EACH SUITE IS EXPECTED TO EMPLOY 8 PEOPLE, SO A TOTAL OF 56 EMPLOYEES IS ANTICIPATED FOR THE OVERALL FACILITY. ALL TRASH AND/OR WASTE PRODUCTS WILL BE SECURELY STORED INSIDE THE BUILDING AND WILL BE COLLECTED VIA SECURE TRANSPORT AND DISPOSAL VEHICLES.

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED TO THE BUILDING FROM EXISTING UTILITY CONNECTIONS. STORMWATER MANAGEMENT FACILITIES DO NOT CURRENTLY EXIST FOR THE SITE, BUT A NEW UNDERGROUND DETENTION SYSTEM AND BIORETENTION AREA ARE BEING PROVIDED AS PART OF THE PROPOSED SITE IMPROVEMENTS TO HELP MANAGE STORMWATER RUNOFF. ACCESS TO THE SITE WILL BE PROVIDED VIA TWO EXISTING CURB CUTS ON FOREST AVENUE AND NORRIS STREET. BOTH EXISTING CURB CUTS WILL BE REDUCED IN WIDTH TO BRING THE SITE INTO COMPLIANCE WITH CURRENT ACCESS MANAGEMENT STANDARDS.

DUE TO THE AGE OF THE EXISTING BUILDING AND SITE FACILITIES, THE SITE INCLUDES SEVERAL EXISTING NONCONFORMITIES, INCLUDING BUILDING AND PARKING SETBACK ENCROACHMENTS. THE PROPOSED PROJECT IS REQUESTING A WAIVER FOR THE EXISTING BUILDING ENCROACHMENTS, AS WELL AS VARIANCES FOR THE ENCROACHMENTS INTO THE REQUIRED PARKING SETBACKS. ADDITIONALLY, APPROVAL WILL BE SOUGHT FROM THE HISTORIC DISTRICT COMMISSION FOR REUSE OF THE EXISTING FACILITY.

12 E. FOREST AVE SITE REDEVELOPMENT

JOB No. **21335**
DATE: 02/07/2022
SHEET 1 OF 15

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22

CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335CV1

1

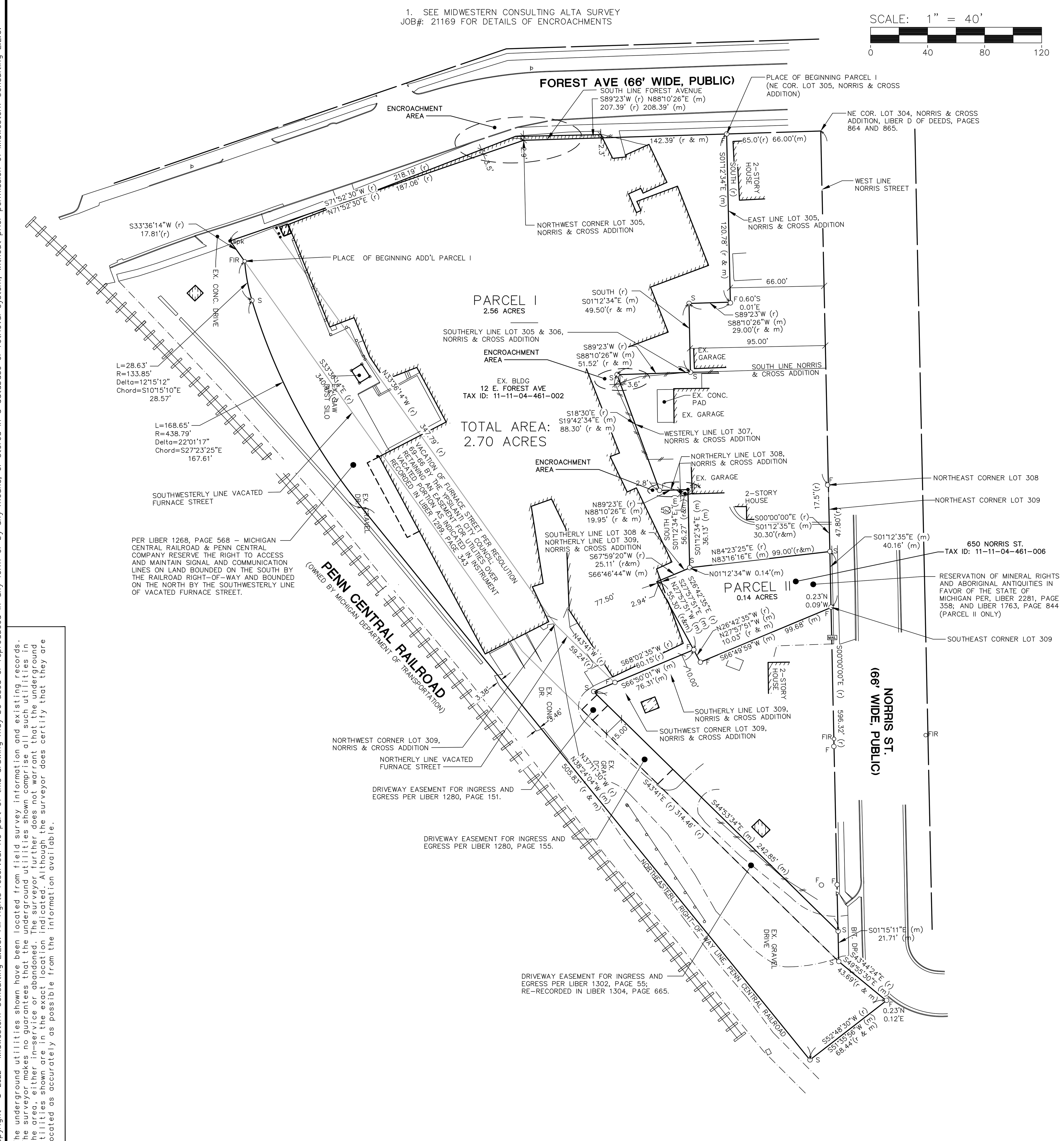
MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE
SITE PLAN SUBMITTAL TO CITY	02/07/2022
SITE PLAN SUBMITTAL TO CITY	03/10/2022

P.E. #

NOTES

1. SEE MIDWESTERN CONSULTING ALTA SURVEY JOB#: 21169 FOR DETAILS OF ENCROACHMENTS



LEGAL DESCRIPTION

Per First American Title Insurance Company, Title Commitment #NCS-1072506-MICH, Dated: June 09, 2021

Land in the City of Ypsilanti, Washtenaw County, MI, described as follows:

Parcel I

Commencing at the intersection of the West line of Norris Street with the South line of Forest Avenue as now laid out and used, fractional Section 4, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, said point being the Northeast corner of Lot 304 of Norris and Cress Addition to the City of Ypsilanti as recorded in Liber D, on Pages 864 and 865 of Washtenaw County Records; thence South 89 degrees 23 minutes West 65.0 feet along said South line of Forest Avenue and the Northerly line of said Lot 304 to the Northeast corner of Lot 305 of said Norris and Cross Addition for a **PLACE OF BEGINNING**;

thence South 120.78 feet along the East line of said lot 305 and 66.0 feet West of and parallel with said West line of Norris Street;
thence South 89 degrees 23 minutes West 29.00 feet 49.50 feet North of and parallel with the South line of said Norris and Cross Addition;
thence South 49.50 feet parallel with and 95.00 feet West of said West line of Norris Street;
thence South 89 degrees 23 minutes West 51.52 feet along the South line of Lots 305 and 306 of said Norris and Cross Addition;
thence South 18 degrees 30 minutes East 88.30 feet along the Westerly line of Lot 307 of said Norris and Cross Addition and the Southerly extension thereof;
thence North 89 degrees 23 minutes East 19.95 feet along the Northerly line of Lot 308 of said Norris and Cross Addition;
thence South 56.27 feet parallel with said West line of Norris Street to a point on the Southerly line of said Lot 308 that lies South 47.80 feet along said West line of Norris Street and South 84 degrees 23 minutes 25 seconds West 99.00 feet from the Northeast corner of said Lot 308;
thence South 67 degrees 59 minutes 20 seconds West 25.11 feet along the Southerly line of said Lot 308 to a point that lies North 67 degrees 59 minutes 20 seconds East 77.50 feet from the Southwest corner of said Lot 308;
thence South 26 degrees 42 minutes 35 seconds East 55.30 feet to a point on the Southerly line of Lot 309 of said Norris and Cross Addition that lies North 68 degrees 02 minutes 35 seconds East 57.00 feet along the Southerly line of said Lot 309 and North 26 degrees 42 minutes 35 seconds West 10.03 feet from the present Southwest corner of said Lot 309;
thence South 68 degrees 02 minutes 35 seconds West 60.15 feet parallel with and 10.00 feet North of the Southerly line of said Lot 309;
present Southwesterly line of Lot 308 and the Northeasterly line of Furnace Street as now laid out and used;
thence North 71 degrees 52 minutes 30 seconds East 187.06 feet along the Southerly line of Forest Avenue as now laid out and used to the Northwest corner of said Lot 305;
thence North 89 degrees 23 minutes 142.39 feet along said Southerly line of Forest Avenue and the Northerly line of said Lots 306 and 305 to the **PLACE OF BEGINNING**, Being Lot 106 and a part of Lot 305, a part of Lot 308 and a part of Lot 309 of said Norris and Cross Addition to the City of Ypsilanti and a part of said fractional Section 4, Town 3 South, Range 7 East.

TOGETHER WITH that portion of Furnace Street, vacated pursuant to City of Ypsilanti Resolution No. 69-66, promulgated on August 18, 1969, that is adjacent to the above described property.

ALSO

Commencing at the intersection of the West line of Norris Street with the South line of Forest Avenue as now laid out and used, Fractional Section 4, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, said point being the Northeast corner of Lot 304 of Norris & Cross Addition to the City of Ypsilanti as recorded in Liber D, on Pages 864 and 865 of Washtenaw County Records; thence South 89 degrees 23 minutes West 208.39 feet along said South line of Forest Avenue and the North line of Lots 304, 305 and 306 of said Norris & Cross Addition to the Northwest corner of said Lot 306; thence South 71 degrees 52 minutes 30 seconds 218.19 feet along the Southerly line of Forest Avenue as now laid out and used; thence South 33 degrees 36 minutes 14 seconds East 17.81 feet along the Southwesterly line of Furnace Street as now laid out and used for a **PLACE OF BEGINNING**;

thence continuing South 33 degrees 36 minutes 14 seconds East 340.94 feet along said Southwesterly line of Furnace Street;
thence South 43 degrees 41 minutes East 314.46 feet along the Southwesterly line of Furnace Street as now laid out and used to a point on the West line of Norris Street as now laid out and used that lies South 0 degrees 00 minutes 00 seconds East 596.32 feet along said West line of Norris Street from the Northeast corner of said Lot 304;
thence South 43 degrees 44 minutes 24 seconds East 43.69 feet:
thence South 52 degrees 48 minutes 30 seconds West 68.44 feet;
thence North 37 degrees 11 minutes 30 seconds West 505.83 feet;
thence Northwesterly 168.65 feet along the arc of a circular curve concave to the Northeast, radius 438.79 feet, central angle 22 degrees 01 minutes 19 seconds, chord North 26 degrees 10 minutes 51 seconds West 167.61 feet;
thence Northerly 28.59 feet along the arc of a compound circular curve concave to the East, radius 133.85 feet, central angle 12 degrees 14 minutes 20 seconds chord North 09 degrees 03 minutes 01 seconds West 28.54 feet to the **PLACE OF BEGINNING.** Being a part of said Norris & Cross Addition to the City of Ypsilanti as originally platted and a part of said Fractional Section 4, Town 3 South, Range 7 East.

TOGETHER WITH that portion of Furnace Street, vacated pursuant to City of Ypsilanti Resolution No. 69-66, promulgated on August 18, 1969, that is adjacent to the above described property.

Parcel II

Commencing 30.3 feet South of the Northeast corner of Lot 309, thence South 86 degrees West 99 feet; thence Southerly to the North line of Lot 309, at a point 77-1/2 feet Easterly of the Northwest corner of Lot 309; thence Southeasterly to the South line of Lot 309 at a point 57 feet Easterly of the Southwest corner of Lot 309; thence Northeasterly to the Southeast corner of Lot 309; thence Northerly along the East line of Lot 309 to the **PLACE OF BEGINNING**. Being part of Lot 309, Norris and Cross Addition to the Village (now City) of Ypsilanti, as recorded in Liber D of Plats, Pages 864 and 865, Washtenaw County Records.
Being more particularly described as:

Commencing at the NE Corner of Lot 309, "Norris and Cross Addition to the Village (now City) of Ypsilanti", as recorded in Liber D of Plats, Pages 864 and 865, Washtenaw County Records, thence S 01°12'35" E 30.30 feet (S 00°00'00" E recorded) along the East line of said Lot 309 to the POINT OF BEGINNING,

thence continuing S 01°12'35" E 40.16 feet along said line to the SE corner of said Lot 309;
thence S 66°49'59" W 99.68 feet along the South line of said Lot 309 to a point 57 feet Easterly of the SW Corner of said Lot 309;
thence N 27°57'51" W 65.33 feet (N 26°42'35" W recorded) to a point on the North line of said Lot 309 lying 77.50 feet Easterly of the NW Corner of said Lot 309;
thence N 66°46'44" E 25.11 feet (N 67°59'20" E recorded) along the Northerly line of said Lot 309;
thence N 01°12'34" W 0.14 feet (North recorded);
thence N 83°16'16" E 99.00 feet (N 84°23'25" E recorded) to the POINT OF BEGINNING. Being a part of Lot 309, of said "Norris and Cross Addition to the Village (now City) of Ypsilanti" and containing 0.14 acres of land, more or less. Being subject to easements and restrictions of record, if any.

LEGEND

Þ	SIGN
MAIL	MAILBOX
•	POST
—//—//—	FENCE
—o—o—o—	GUARDRAIL
O S	SET IRON PIPE
O F	FOUND IRON PIPE
•spk	SET P.K.
O S	SET IRON ROD
oFIR	FOUND IRON ROD
r	(RECORDED)
m	(MEASURED)

SURVEYORS CERTIFICATE

By: [redacted]
Mark Vander Veen, P.S. No. 56788
Midwestern Consulting, L.L.C.
3815 Plaza Drive, Ann Arbor, MI 48108

Date: March 10, 2022

[redacted]

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.

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M:\Civil3d_Proj\21335\Site Plan\21335EX1.dwg, 3/10/2022 5:42 PM, Mark Vander Veen, 2 EXISTING CONDITIONS – BOUNDARY, MCLLC PDF.pc3

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CLIENT
YPSILANTI WAREHOUSE LLC [redacted]
ABDUL SALEH [redacted]

12 E. FOREST AVE SITE REDEVELOPMENT

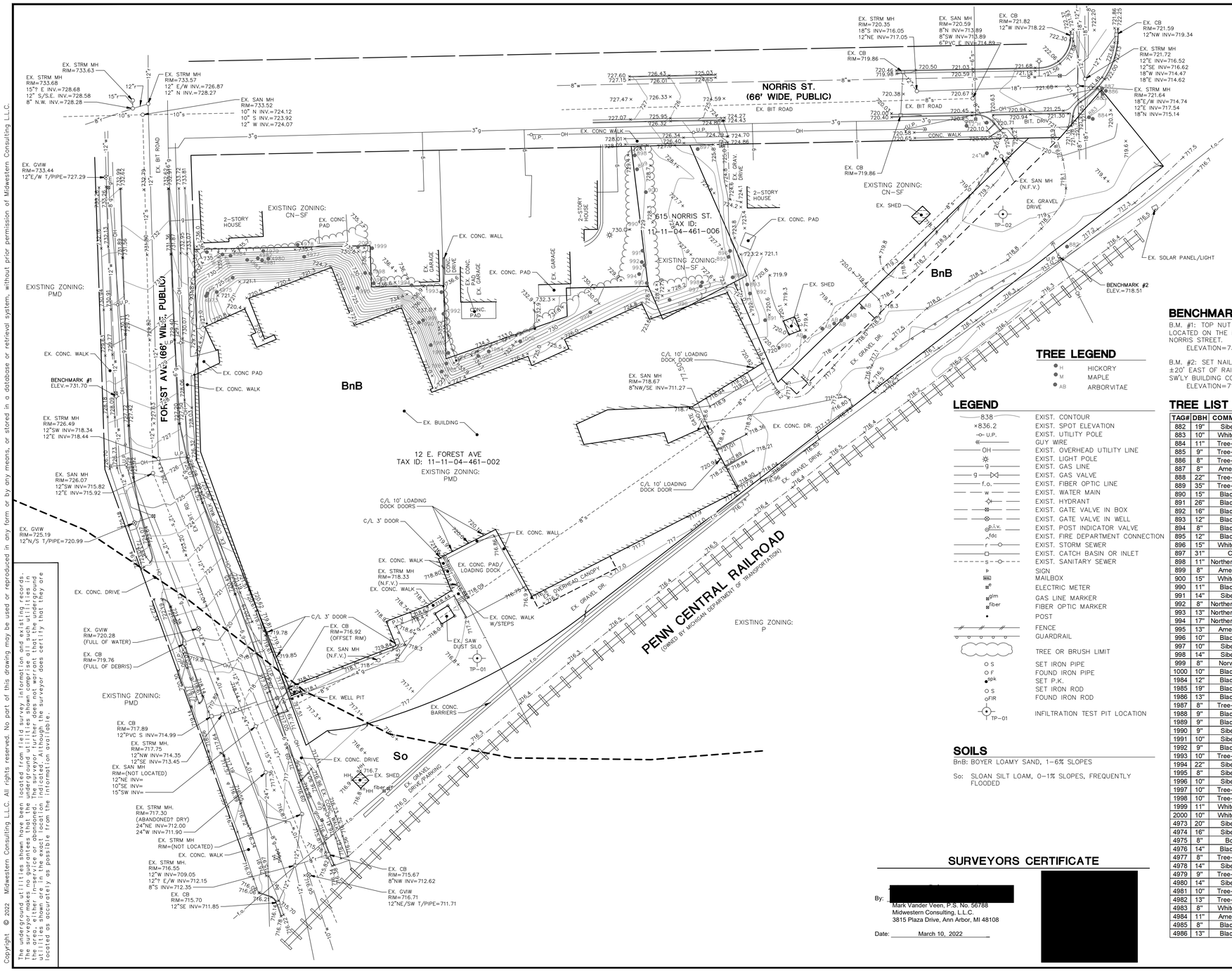
PRELIMINARY SITE PLAN AND SPECIAL LAND USE
EXISTING CONDITIONS – BOUNDARY

2

DATE: 02/07/2022
SHEET 2 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335EX1

REVISIONS: REVISED PER CITY REVIEW — REV. DATE 03/10/22

JOB No. 21335



SCALE: 1" = 30'

0 30 60 90

Know what's below. Call before you dig.

BENCHMARKS

B.M. #1: TOP NUT (WEST SIDE) (HIGH SIDE) OF HYDRANT LOCATED ON THE N. SIDE OF FOREST AVE AND ±200' WE. OF NORRIS STREET.
ELEVATION=731.70'(NAVD88)

B.M. #2: SET NAIL IN NORTH SIDE OF UTILITY POLE LOCATED ±20' EAST OF RAILROAD TRACKS AND ±220' SOUTH OF THE SW'LY BUILDING CORNER.
ELEVATION=718.51'(NAVD88)

TREE LEGEND

- H — HICKORY
- M — MAPLE
- AB — ARBORVITAE

LEGEND

- 838 — EXIST. CONTOUR
- ×836.2 — EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- GUY WIRE
- OH — EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- g — EXIST. GAS LINE
- g — EXIST. GAS VALVE
- f.o. — EXIST. FIBER OPTIC LINE
- w — EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- p.i.v. — EXIST. POST INDICATOR VALVE
- fdc — EXIST. FIRE DEPARTMENT CONNECTION
- r — EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- s — EXIST. SANITARY SEWER
- SIGN
- MAIL — MAILBOX
- e — ELECTRIC METER
- gm — GAS LINE MARKER
- fiber — FIBER OPTIC MARKER
- POST
- FENCE
- GUARDRAIL
- TREE OR BRUSH LIMIT
- S — SET IRON PIPE
- F — FOUND IRON PIPE
- pk — SET P.K.
- S — SET IRON ROD
- FIR — FOUND IRON ROD
- TP-01 — INFILTRATION TEST PIT LOCATION

SOILS

BnB: BOYER LOAMY SAND, 1-6% SLOPES

So: SLOAN SILT LOAM, 0-1% SLOPES, FREQUENTLY FLOODED

SURVEYORS CERTIFICATE

By: [redacted]
Mark Vander Veen, P.S. No. 56788
Midwestern Consulting, L.L.C.
3815 Plaza Drive, Ann Arbor, MI 48108

Date: March 10, 2022

[redacted]

TREE LIST

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
882	19"	Siberian Elm	Ulmus pumila				X
883	10"	White Mulberry	Morus alba	triple			X
884	11"	Tree-of-heaven	Ailanthus altissima				X
885	9"	Tree-of-heaven	Ailanthus altissima				X
886	8"	Tree-of-heaven	Ailanthus altissima				X
887	8"	American Elm	Ulmus americana	twin			
888	22"	Tree-of-heaven	Ailanthus altissima				X
889	35"	Tree-of-heaven	Ailanthus altissima				X
890	15"	Black Walnut	Juglans nigra				
891	26"	Black Walnut	Juglans nigra			X	
892	16"	Black Walnut	Juglans nigra				
893	12"	Black Walnut	Juglans nigra				
894	8"	Black Walnut	Juglans nigra				
895	12"	Black Walnut	Juglans nigra				
896	15"	White Mulberry	Morus alba	twin			X
897	31"	Catalpa	Catalpa speciosa				X
898	11"	Northern Hackberry	Celtis occidentalis	triple			
899	8"	American Elm	Ulmus americana	twin			
900	15"	White Mulberry	Morus alba				X
990	11"	Black Walnut	Juglans nigra				
991	14"	Siberian Elm	Ulmus pumila				X
992	8"	Northern Hackberry	Celtis occidentalis				
993	13"	Northern Hackberry	Celtis occidentalis	twin			
994	17"	Northern Hackberry	Celtis occidentalis				
995	13"	American Elm	Ulmus americana				
996	10"	Black Walnut	Juglans nigra				
997	10"	Siberian Elm	Ulmus pumila				X
998	14"	Siberian Elm	Ulmus pumila				X
999	8"	Norway Maple	Acer platanoides				X
1000	10"	Black Walnut	Juglans nigra				
1984	12"	Black Walnut	Juglans nigra	twin			
1985	19"	Black Walnut	Juglans nigra			X	
1986	13"	Black Walnut	Juglans nigra	twin			
1987	8"	Tree-of-heaven	Ailanthus altissima				X
1988	9"	Black Walnut	Juglans nigra				
1989	9"	Black Walnut	Juglans nigra				
1990	9"	Siberian Elm	Ulmus pumila				X
1991	10"	Siberian Elm	Ulmus pumila	twin			X
1992	9"	Black Walnut	Juglans nigra	twin			
1993	10"	Tree-of-heaven	Ailanthus altissima	twin			X
1994	22"	Siberian Elm	Ulmus pumila				X
1995	8"	Siberian Elm	Ulmus pumila	triple			X
1996	10"	Siberian Elm	Ulmus pumila				X
1997	10"	Tree-of-heaven	Ailanthus altissima				X
1998	10"	Tree-of-heaven	Ailanthus altissima				X
1999	11"	White Mulberry	Morus alba				X
2000	10"	White Mulberry	Morus alba	triple			X
4973	20"	Siberian Elm	Ulmus pumila				X
4974	16"	Siberian Elm	Ulmus pumila				X
4975	8"	Box Elder	Acer negundo				
4976	14"	Black Walnut	Juglans nigra				
4977	8"	Tree-of-heaven	Ailanthus altissima				X
4978	14"	Siberian Elm	Ulmus pumila				X
4979	9"	Tree-of-heaven	Ailanthus altissima				X
4980	14"	Siberian Elm	Ulmus pumila				X
4981	10"	Tree-of-heaven	Ailanthus altissima				X
4982	13"	Tree-of-heaven	Ailanthus altissima				X
4983	8"	White Mulberry	Morus alba				X
4984	11"	American Elm	Ulmus americana	twin			
4985	8"	Black Walnut	Juglans nigra				
4986	13"	Black Walnut	Juglans nigra				

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
EXISTING CONDITIONS – TOPOGRAPHY

3

JOB No. 21335
REVISIONS:
REVISED PER CITY REVIEW

REV. DATE 03/10/22

DATE: 02/07/2022
SHEET 3 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FILE: 21335EX1

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SCALE: 1" = 200'

0 200 400 600

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

EXISTING SCHOOLS LIST (AS OF 1/17/2020)*

- YPSILANTI MIDDLE SCHOOL, 510 EMERICK STREET
- YPSILANTI INTERNATIONAL ELEMENTARY SCHOOL, 503 OAK STREET
- YPSILANTI HIGH SCHOOL, 2095 PACKARD ROAD
- PERRY SCHOOL, 550 PERRY STREET
- WASHTENAW INTERNATIONAL MIDDLE/HIGH SCHOOL ACADEMY, 105 N MANSFIELD STREET
- ESTABROOK ELEMENTARY SCHOOL, 1555 W CROSS STREET
- WSC ACADEMY, 565-855 JEFFERSON
- HURON VALLEY CATHOLIC SCHOOL, 1300 N PROSPECT ROAD

* PER CITY OF YPSILANTI MARIHUANA FACILITY APPLICATION

THE PROPOSED FACILITY IS NOT LOCATED WITHIN 1,000 FEET OF ANY SCHOOLS OR OTHER EXISTING MARIHUANA FACILITIES.

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE AREA PLAN

4

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW — REV. DATE 03/07/22

DATE: 02/07/2022
SHEET 4 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FIELD: TPH
21335SAP1

M:\Civil3d_Proj\21335\Site Plan\21335AP1.dwg, 3/9/2022 3:14 PM, Candace M. Brieres, 4 AREA PLAN, MCLLC PDF.pc3
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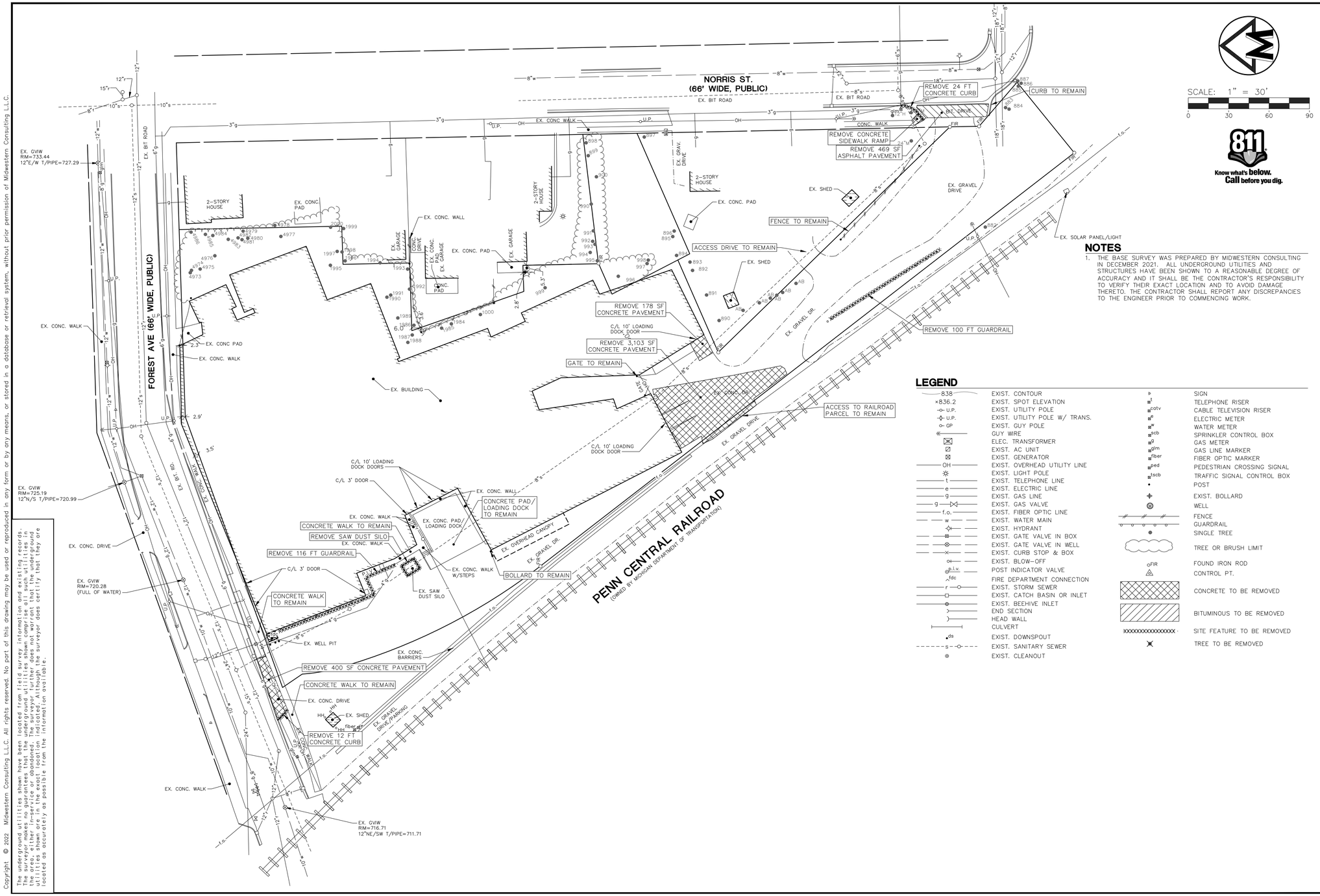

SCALE: 1" = 30'

0 30 60 90

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

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. 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
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	EXIST. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
fdc	FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
s	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	SIGN
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
fcb	SPRINKLER CONTROL BOX
g	GAS METER
gm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
ped	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX
	POST
	EXIST. BOLLARD
	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
FIR	FOUND IRON ROD
	CONTROL PT.
	CONCRETE TO BE REMOVED
	BITUMINOUS TO BE REMOVED
XXXXXXXXXXXXXXXX	SITE FEATURE TO BE REMOVED
	TREE TO BE REMOVED

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
DEMOLITION PLAN

5

DATE: 02/07/2022
SHEET 5 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH: TPH
/21335SM1

JOB No. **21335**

REVISIONS:
REVISED PER CITY REVIEW — REV. DATE 03/10/22

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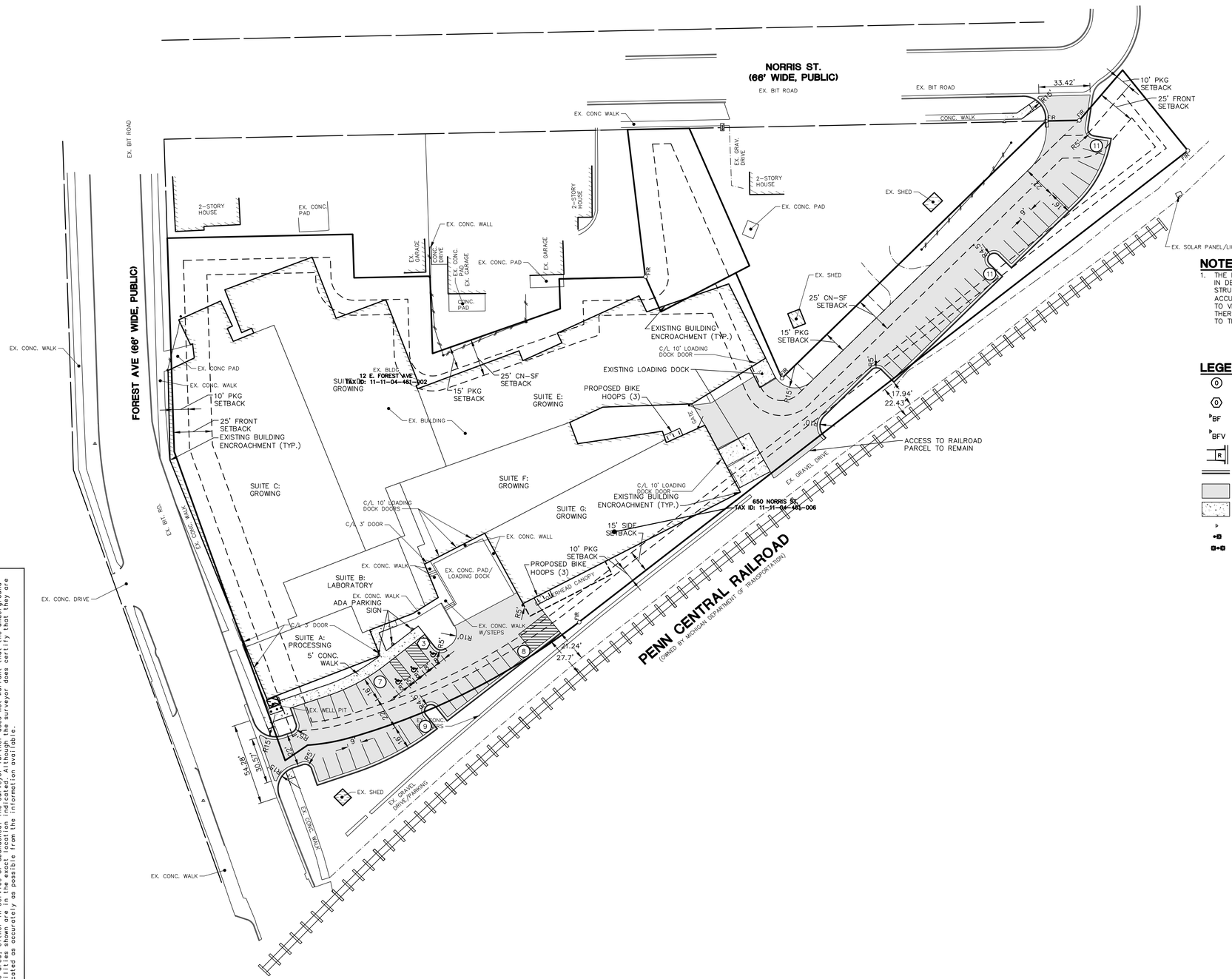

SCALE: 1" = 30'

0 30 60 90

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

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LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF — BARRIER FREE PARKING SIGN
- BFV — VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
DIMENSIONAL SITE LAYOUT

6

DATE: 02/07/2022
SHEET 6 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FILE: 21335SP1

JOB No. 21335

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22

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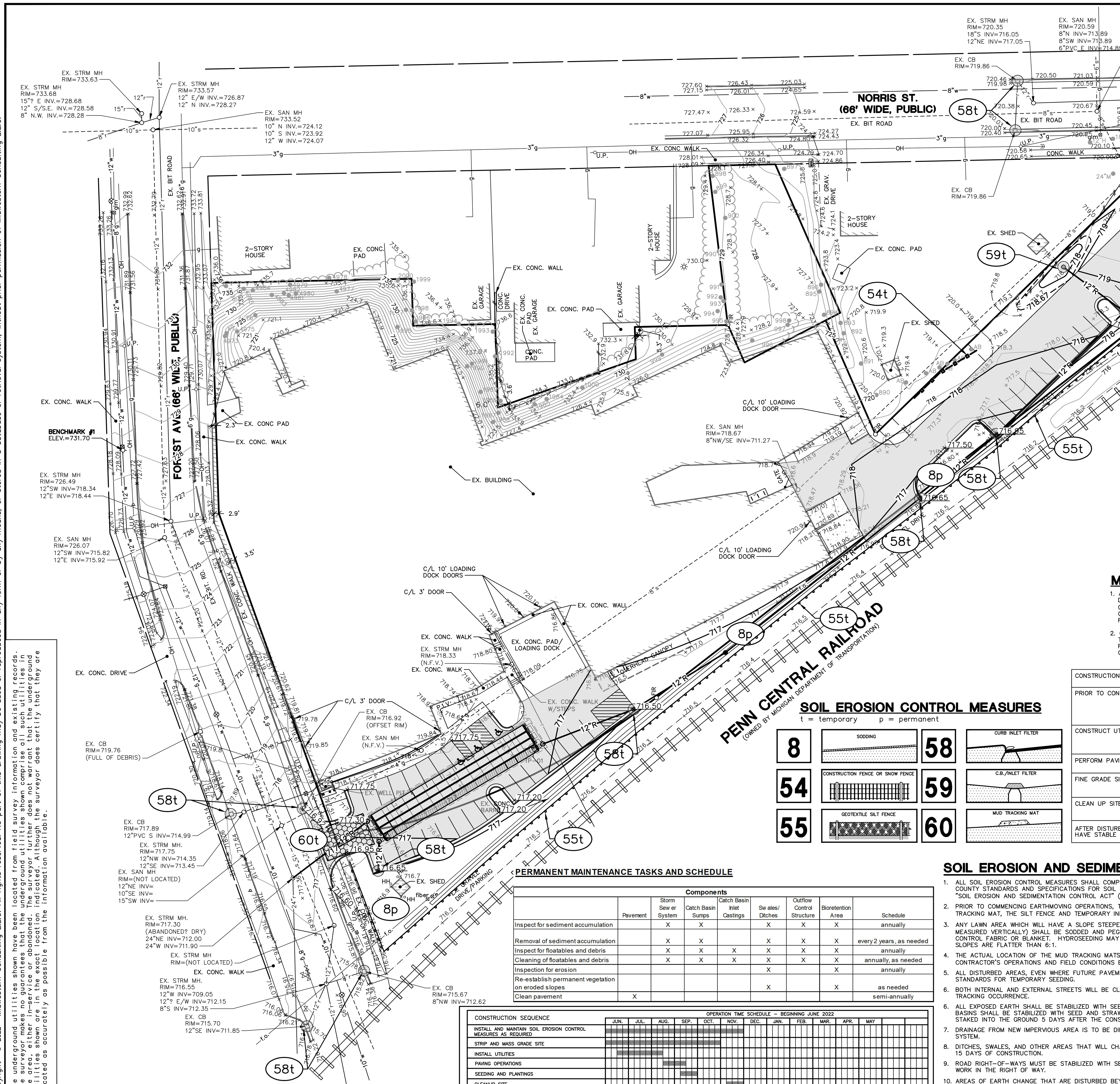

M:\Civil3d_Proj\21335\Site Plan\21335GP1.dwg, 3/9/2022 3:14 PM, Candice M. Briere, 7 GRADING AND SOIL EROSION CONTROL PLAN, MCLLC PDF.pc3

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2. GRADES AT ADA ACCESS AISLES AND BARRIER FREE PARKING STALLS SHALL NOT EXCEED 2.0%.
3. ALL DISTURBED AREAS TO BE RESTORED AS NOTED ON PLAN.

MAINTENANCE REQUIREMENTS

1. ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

CONSTRUCTION SEQUENCE	SOIL EROSION CONTROL MEASURES
PRIOR TO CONSTRUCTION	– PRE-GRADING MEETING WITH SOIL EROSION CONTROL STAFF – IDENTIFY CONSTRUCTION LIMITS – INSTALL SILT FENCE – INSTALL INLET FILERS
CONSTRUCT UTILITIES	– MAINTAIN EXISTING CONTROLS – DETENTION FACILITIES MUST BE INSTALLED AND FUNCTIONING PRIOR TO THE CONSTRUCTION OF ANY STRUCTURES
PERFORM PAVING	– MAINTAIN EXISTING CONTROLS – INSTALL INLET FILTERS
FINE GRADE SITE	– SOD AND MULCH DISTURBED AREAS – MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	– RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN – MAINTAIN EXISTING CONTROLS
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	– REMOVE INLET FILTERS – CLEAN OUT INLET SUMPS

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

8	SODDING	58	CURB INLET FILTER
54	CONSTRUCTION FENCE OR SNOW FENCE	59	C.B./INLET FILTER
55	GEOTEXTILE SILT FENCE	60	MUD TRACKING MAT

PERMANENT MAINTENANCE TASKS AND SCHEDULE

	Components							
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/ Ditches	Outflow Control Structure	Bioretention Area	Schedule
Inspect for sediment accumulation		X	X		X	X	X	annually
Removal of sediment accumulation		X	X		X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	X	annually, as needed
Inspection for erosion					X		X	annually
Re-establish permanent vegetation on eroded slopes					X		X	as needed
Clean pavement	X							semi-annually

OPERATION TIME SCHEDULE – BEGINNING JUNE 2022

CONSTRUCTION SEQUENCE	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED	■	■	■	■	■	■						
STRIP AND MASS GRADE SITE	■	■	■	■	■							
INSTALL UTILITIES	■	■	■									
PAVING OPERATIONS			■	■								
SEEDING AND PLANTINGS				■								
CLEANUP SITE						■						

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF YPSILANTI ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
2. PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY INLET FILTER(S) SHOWN ON THE PLANS.
3. ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
4. THE ACTUAL LOCATION OF THE MUD TRACKING MATS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
5. ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT IS PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
6. BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
6. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE. SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS. STRAW MULCH BLANKETS SHALL BE STAKED INTO THE GROUND 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
7. DRAINAGE FROM NEW IMPERVIOUS AREA IS TO BE DIRECTED TO THE ON-SITE STORM WATER MANAGEMENT SYSTEM.
8. DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
9. ROAD RIGHT-OF-WAYS MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT OF WAY.
10. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.

SCALE: 1" = 30'
0 30 60 90

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

LEGEND

Symbol	Description
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
	EXIST. AC UNIT
	EXIST. GENERATOR
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
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
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
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

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12 E. FOREST AVE SITE REDEVELOPMENT

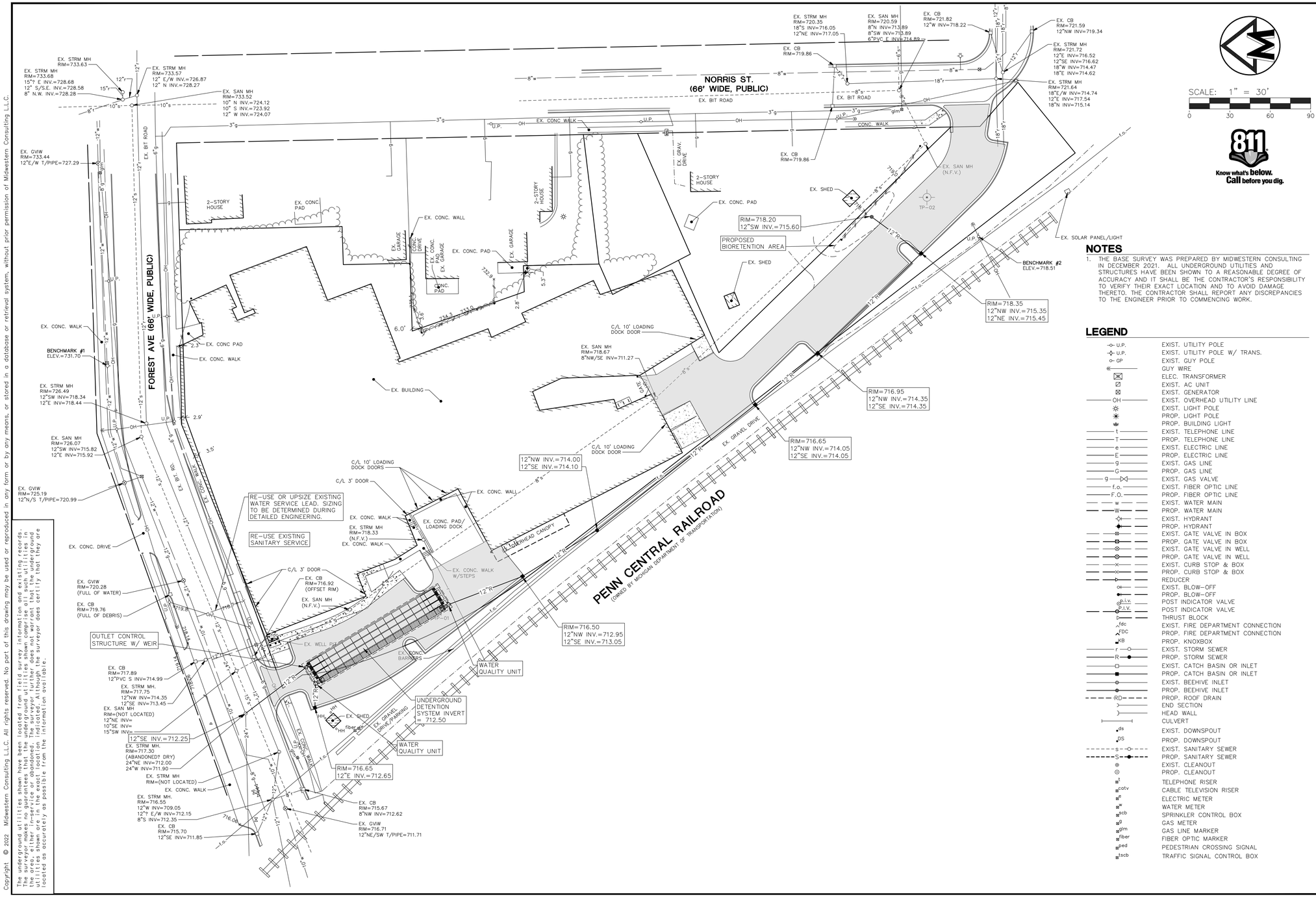
PRELIMINARY SITE PLAN AND SPECIAL LAND USE
GRADING AND SOIL EROSION CONTROL PLAN

7

DATE: 02/07/2022
SHEET 7 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335GP1

JOB No. 21335

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22



NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
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
p.i.v.	POST INDICATOR VALVE
	THRUST BLOCK
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
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
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
ped	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
UTILITY PLAN

8

JOB No. 21335
REVISIONS:
REVISED PER CITY REVIEW

REV. DATE	
03/07/22	

DATE: 02/07/2022
SHEET 8 OF 15
CADD: CMB
ENG: TPH
PM: TPH
PROJECT: 21335GP1

M:\Civil34_Proj\21335\Site Plan\21335GP1.dwg, 3/9/2022 3:15 PM, Candice M. Briere, 8 UTILITY PLAN, MCLLC PDF.pc3
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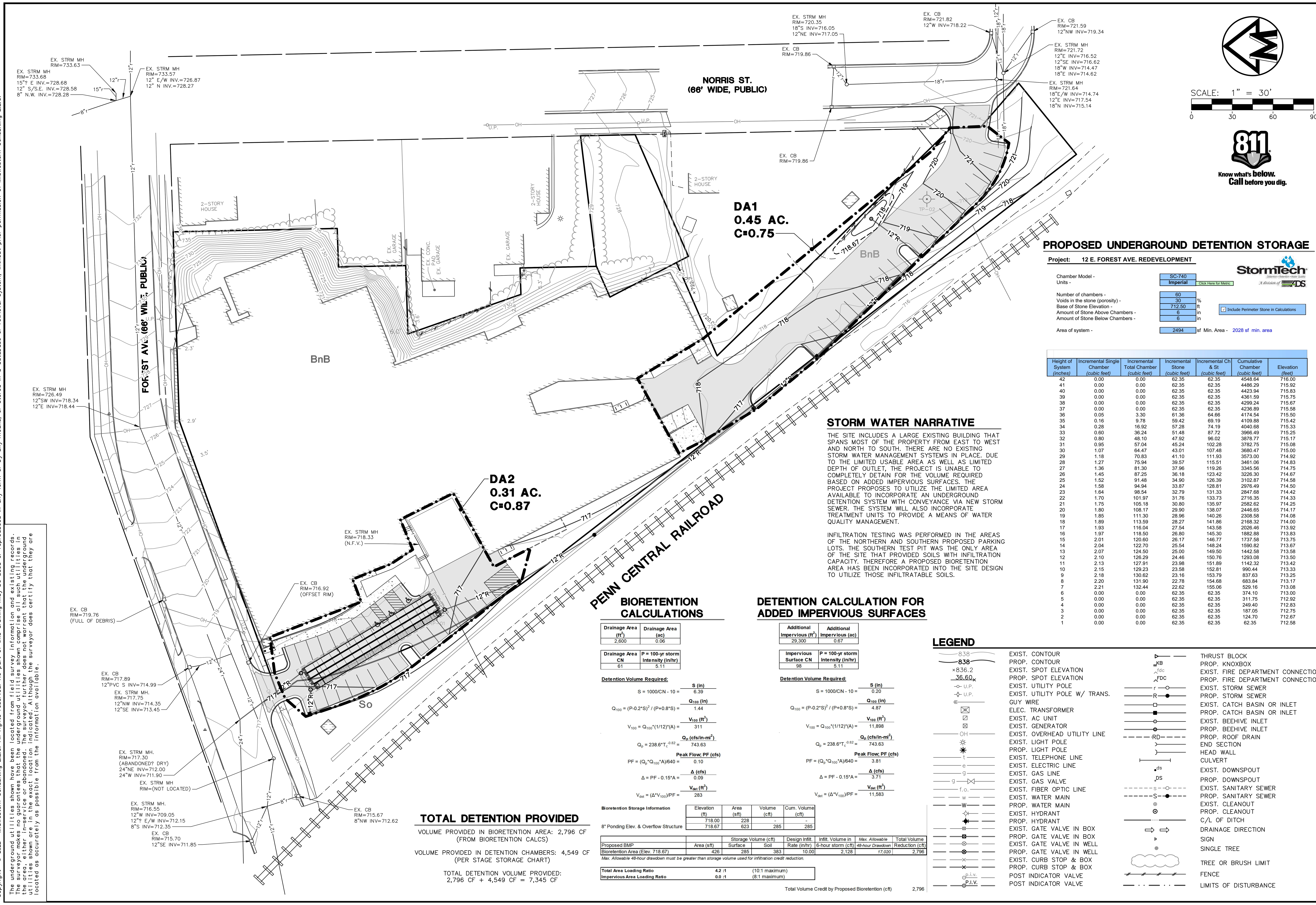

Know what's below. Call before you dig.

STORM WATER NARRATIVE

THE SITE INCLUDES A LARGE EXISTING BUILDING THAT SPANS MOST OF THE PROPERTY FROM EAST TO WEST AND NORTH TO SOUTH. THERE ARE NO EXISTING STORM WATER MANAGEMENT SYSTEMS IN PLACE. DUE TO THE LIMITED USABLE AREA AS WELL AS LIMITED DEPTH OF OUTLET, THE PROJECT IS UNABLE TO COMPLETELY DETAIN FOR THE VOLUME REQUIRED BASED ON ADDED IMPERVIOUS SURFACES. THE PROJECT PROPOSES TO UTILIZE THE LIMITED AREA AVAILABLE TO INCORPORATE AN UNDERGROUND DETENTION SYSTEM WITH CONVEYANCE VIA NEW STORM SEWER. THE SYSTEM WILL ALSO INCORPORATE TREATMENT UNITS TO PROVIDE A MEANS OF WATER QUALITY MANAGEMENT.

INFILTRATION TESTING WAS PERFORMED IN THE AREAS OF THE NORTHERN AND SOUTHERN PROPOSED PARKING LOTS. THE SOUTHERN TEST PIT WAS THE ONLY AREA OF THE SITE THAT PROVIDED SOILS WITH INFILTRATION CAPACITY. THEREFORE A PROPOSED BIORETENTION AREA HAS BEEN INCORPORATED INTO THE SITE DESIGN TO UTILIZE THOSE INFILTRATABLE SOILS.

PROPOSED UNDERGROUND DETENTION STORAGE

Project: 12 E. FOREST AVE. REDEVELOPMENT

StormTech — Detention • Retention • Water Quality — A division of ADS

Chamber Model -	SC-740	
Units -	Imperial	Click Here for Metric
Number of chambers -	60	
Voids in the stone (porosity) -	30	%
Base of Stone Elevation -	712.50	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in
Area of system -	2494	sf Min. Area - 2028 sf min. area

☑ Include Perimeter Stone in Calculations

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
42	0.00	0.00	62.35	62.35	4548.64	716.00
41	0.00	0.00	62.35	62.35	4486.29	715.92
40	0.00	0.00	62.35	62.35	4423.94	715.83
39	0.00	0.00	62.35	62.35	4361.59	715.75
38	0.00	0.00	62.35	62.35	4299.24	715.67
37	0.00	0.00	62.35	62.35	4236.89	715.58
36	0.05	3.30	61.36	64.66	4174.54	715.50
35	0.16	9.78	59.42	69.19	4109.88	715.42
34	0.28	16.92	57.28	74.19	4040.68	715.33
33	0.60	36.24	51.48	87.72	3966.49	715.25
32	0.80	48.10	47.92	96.02	3878.77	715.17
31	0.95	57.04	45.24	102.28	3782.75	715.08
30	1.07	64.47	43.01	107.48	3680.47	715.00
29	1.18	70.83	41.10	111.93	3573.00	714.92
28	1.27	75.94	39.57	115.51	3461.06	714.83
27	1.36	81.30	37.96	119.26	3345.56	714.75
26	1.45	87.25	36.18	123.42	3226.30	714.67
25	1.52	91.48	34.90	126.39	3102.87	714.58
24	1.58	94.94	33.87	128.81	2976.49	714.50
23	1.64	98.54	32.79	131.33	2847.68	714.42
22	1.70	101.97	31.76	133.73	2716.35	714.33
21	1.75	105.18	30.80	135.97	2582.62	714.25
20	1.80	108.17	29.90	138.07	2446.65	714.17
19	1.85	111.30	28.96	140.26	2308.58	714.08
18	1.89	113.59	28.27	141.86	2168.32	714.00
17	1.93	116.04	27.54	143.58	2026.46	713.92
16	1.97	118.50	26.80	145.30	1882.88	713.83
15	2.01	120.60	26.17	146.77	1737.58	713.75
14	2.04	122.70	25.54	148.24	1590.82	713.67
13	2.07	124.50	25.00	149.50	1442.58	713.58
12	2.10	126.29	24.46	150.76	1293.08	713.50
11	2.13	127.91	23.98	151.89	1142.32	713.42
10	2.15	129.23	23.58	152.81	990.44	713.33
9	2.18	130.62	23.16	153.79	837.63	713.25
8	2.20	131.90	22.78	154.68	683.84	713.17
7	2.21	132.44	22.62	155.06	529.16	713.08
6	0.00	0.00	62.35	62.35	374.10	713.00
5	0.00	0.00	62.35	62.35	311.75	712.92
4	0.00	0.00	62.35	62.35	249.40	712.83
3	0.00	0.00	62.35	62.35	187.05	712.75
2	0.00	0.00	62.35	62.35	124.70	712.67
1	0.00	0.00	62.35	62.35	62.35	712.58

BIORETENTION CALCULATIONS

Drainage Area (ft²)	Drainage Area (ac)
2,600	0.06

Drainage Area CN	P = 100-yr storm Intensity (in/hr)
61	5.11

Detention Volume Required:

$S = 1000/CN - 10 =$	S (in): 6.39
$Q_{100} = (P-0.2*S)^2 / (P+0.8*S) =$	Q_{100} (in): 1.44
$V_{100} = Q_{100}*(1/12)*(A) =$	V_{100} (ft³): 311
$Q_p = 238.6*T_c^{-0.82} =$	Q_p (cfs/in-mi²): 743.63
$PF = (Q_p*Q_{100}*A)/640 =$	Peak Flow; PF (cfs): 0.10
$\Delta = PF - 0.15*A =$	Δ (cfs): 0.09
$V_{det} = (\Delta*V_{100})/PF =$	V_{det} (ft³): 283

Bioretention Storage Information	Elevation (ft)	Area (sft)	Volume (cft)	Cum. Volume (cft)
	718.00	228	-	-
8" Ponding Elev. & Overflow Structure	718.67	623	285	285

Proposed BMP	Area (sft)	Storage Volume (cft) Surface	Storage Volume (cft) Soil	Design Infilt. Rate (in/hr)	Infilt. Volume in 6-hour storm (cft)	*Max. Allowable 48-hour Drawdown*	Total Volume Reduction (cft)
Bioretention Area (Elev. 718.67)	426	285	383	10.00	2,128	*17,020*	2,796

Max. Allowable 48-hour drawdown must be greater than storage volume used for infiltration credit reduction.

Total Area Loading Ratio	**4.2 :1**	(10:1 maximum)
Impervious Area Loading Ratio	**0.0 :1**	(8:1 maximum)

Total Volume Credit by Proposed Bioretention (cft) 2,796

DETENTION CALCULATION FOR ADDED IMPERVIOUS SURFACES

Additional Impervious (ft²)	Additional Impervious (ac)
29,300	0.67

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): 11,898
$Q_p = 238.6*T_c^{-0.82} =$	Q_p (cfs/in-mi²): 743.63
$PF = (Q_p*Q_{100}*A)/640 =$	Peak Flow; PF (cfs): 3.81
$\Delta = PF - 0.15*A =$	Δ (cfs): 3.71
$V_{det} = (\Delta*V_{100})/PF =$	V_{det} (ft³): 11,583

TOTAL DETENTION PROVIDED

VOLUME PROVIDED IN BIORETENTION AREA: 2,796 CF
(FROM BIORETENTION CALCS)

VOLUME PROVIDED IN DETENTION CHAMBERS: 4,549 CF
(PER STAGE STORAGE CHART)

TOTAL DETENTION VOLUME PROVIDED:
2,796 CF + 4,549 CF = 7,345 CF

LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXIST. UTILITY POLE
- EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. GENERATOR
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- 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
- POST INDICATOR VALVE
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- PROP. BEEHIVE INLET
- PROP. ROOF DRAIN
- END SECTION
- HEAD WALL
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- EXIST. DOWNSPOUT
- PROP. DOWNSPOUT
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- EXIST. CLEANOUT
- PROP. CLEANOUT
- C/L OF DITCH
- DRAINAGE DIRECTION
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE
- LIMITS OF DISTURBANCE

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
STORMWATER MANAGEMENT PLAN

9

DATE: 02/07/2022
SHEET 9 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335DA1

JOB No. 21335
REVISIONS: REVISED PER CITY REVIEW — REV. DATE 03/10/22

M:\Civil3d_Proj\21335\Site Plan\21335DA1.dwg, 3/9/2022 3:15 PM, Candice M. Briere, 9 STORMWATER MANAGEMENT PLAN, MCLLC PDF.pc3
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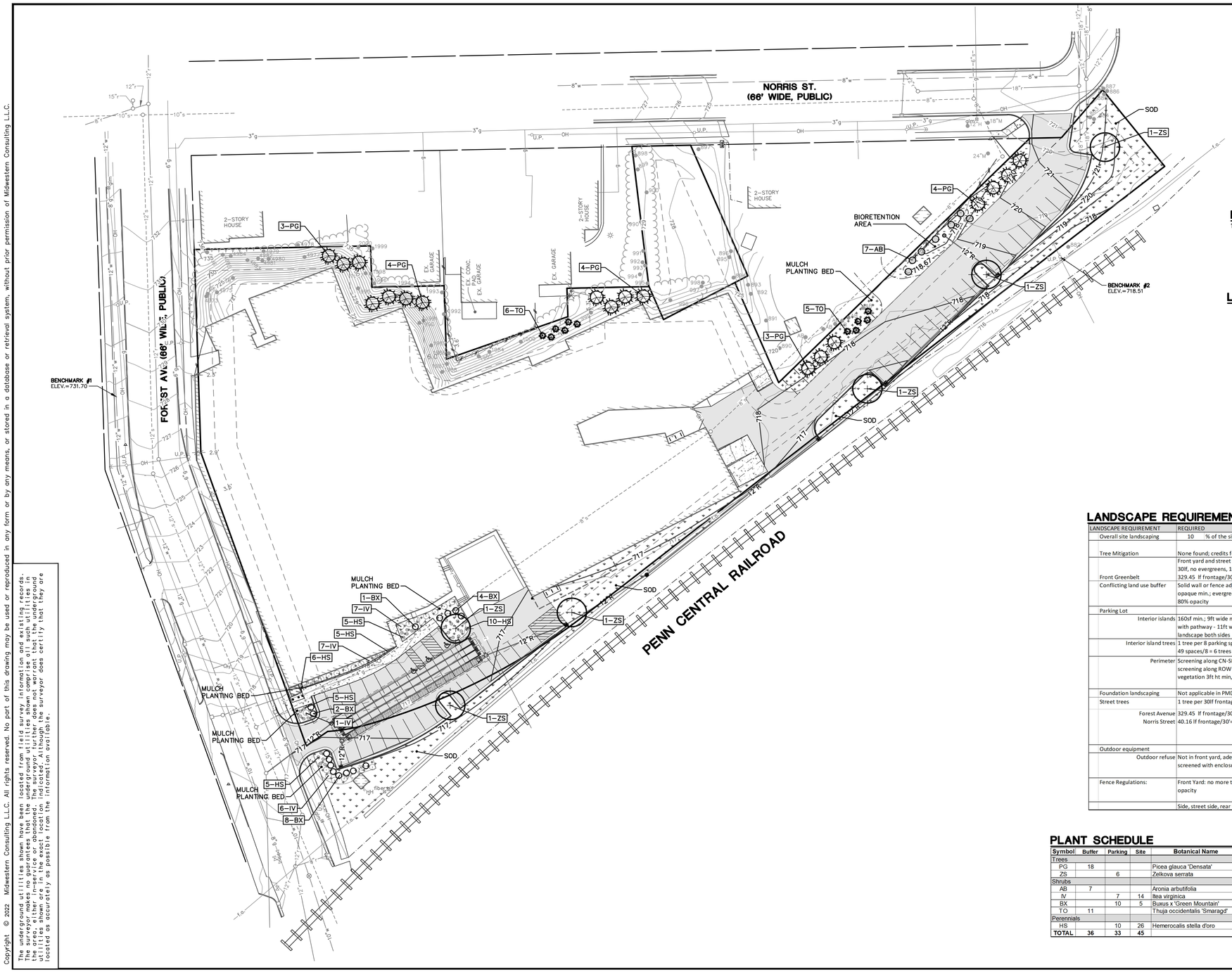

SCALE: 1" = 30'

0 30 60 90

Know what's below. Call before you dig.

NOTES

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LANDSCAPE LEGEND

- TREE OR BRUSH LIMIT
- JAPANESE ZELKOVA
- BLACK HILLS SPRUCE
- EMERALD GREEN ARBORVITAE
- GREEN MOUNTAIN BOXWOOD
- CHOKEBERRY
- LITTLE HENRY SWEETSPIRE
- STELLA D'ORO DAYLILY
- EXISTING TREE TO REMAIN
- SHREDDED HARDWOOD MULCH BED
- SOD
- BIOSWALE SEED MIX

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
Overall site landscaping	10 % of the site = 11,737sf req.	11 % = 12,996sf provided
Tree Mitigation	None found; credits for existing to remain	NA
Front Greenbelt	Front yard and street side yards, 1 tree per 30lf, no evergreens, 10ft width 329.45 lf frontage/30'=11 trees	Waiver requested for 11 trees due to lack of available planting area
Conflicting land use buffer	Solid wall or fence adjacent to CN-SF, 80% opaque min.; evergreen trees/shrubbery for 80% opacity	Existing vegetative buffer supplemented with 29 evergreens and 7 deciduous shrubs at bioswale location
Parking Lot		
Interior islands	160sf min.; 9ft wide min. with pathway - 11ft wide, 5ft walk, 3ft landscape both sides	Islands provided for interior trees
Interior island trees	1 tree per 8 parking spaces 49 spaces/8 = 6 trees	6 trees provided
Perimeter	Screening along CN-SF (see CLU section); screening along ROW - solid wall or vegetation 3ft ht min, 4ft ht max, 80% opacity	Shrub screen provided 15 shrubs mix of evergreen and deciduous to reach 4' max and 80% opacity
Foundation landscaping	Not applicable in PMD	NA
Street trees	1 tree per 30lf frontage	
Forest Avenue Norris Street	329.45 lf frontage/30'=11 trees 40.16 lf frontage/30'=2 trees	Fee for materials and installation to be provided due to lack of adequate space for planting along Forest 2 existing trees (#898,#899) used on Norris
Outdoor equipment		
Outdoor refuse	Not in front yard, adequate vehicular access, screened with enclosure 6ft ht	NA
Fence Regulations:	Front Yard: no more than 6' ht and 50% opacity	NA
	Side, street side, rear yards: 10ft ht max, no	NA

PLANT SCHEDULE

Symbol	Buffer	Parking	Site	Botanical Name	Common Name	Size	Cont	Notes
Trees								
PG	18			Picea glauca 'Densata'	Black Hills Spruce	6' hgt	B&B	12' o.c.
ZS		6		Zelkova serrata	Japanese Zelkova	2.5 " cal	B&B	As shown
Shrubs								
AB	7			Aronia arbutifolia	Chokeberry	36" hgt.	B&B	As shown
IV		7	14	Itea virginica	Little Henry Sweetspire	36" hgt	B&B	4' o.c.
BX		10	5	Buxus x 'Green Mountain'	Green Mountain Boxwood	No. 3	Cont.	4' o.c.
TO	11			Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4' hgt	B&B	5' o.c.
Perennials								
HS		10	26	Hemerocalis stella d'oro	Stell D'Oro Daylily	No. 3	Cont.	2' o.c.
TOTAL	**36**	**33**	**45**					

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
LANDSCAPE PLAN

10

DATE: 02/07/2022
SHEET 10 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FILE: 21335LP1

JOB No. 21335
REVISIONS:
REVISED FOR CITY REVIEW

REV.	DATE
	03/10/22

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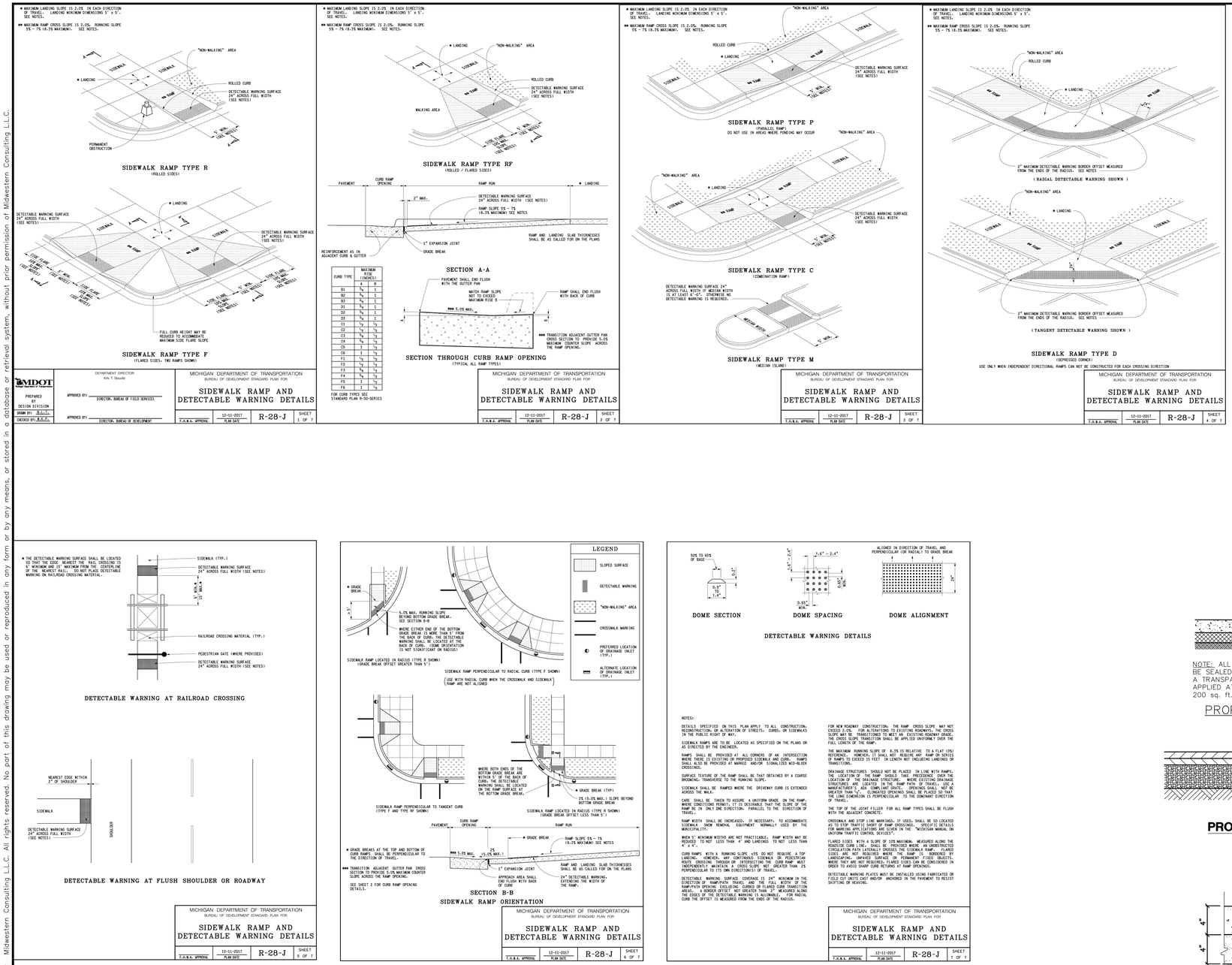

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12 E. FOREST AVE SITE REDEVELOPMENT
PRELIMINARY SITE PLAN AND SPECIAL LAND USE DETAILS

11

DATE: 02/07/2022
SHEET 11 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FILE: 21335SP1

JOB No. 21335

REVISIONS:	REV. DATE
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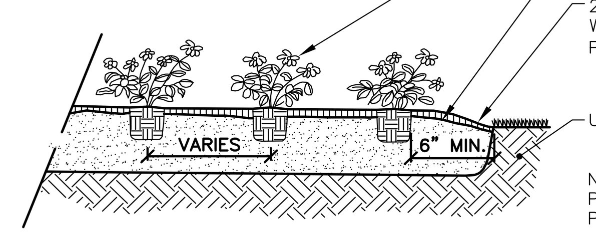
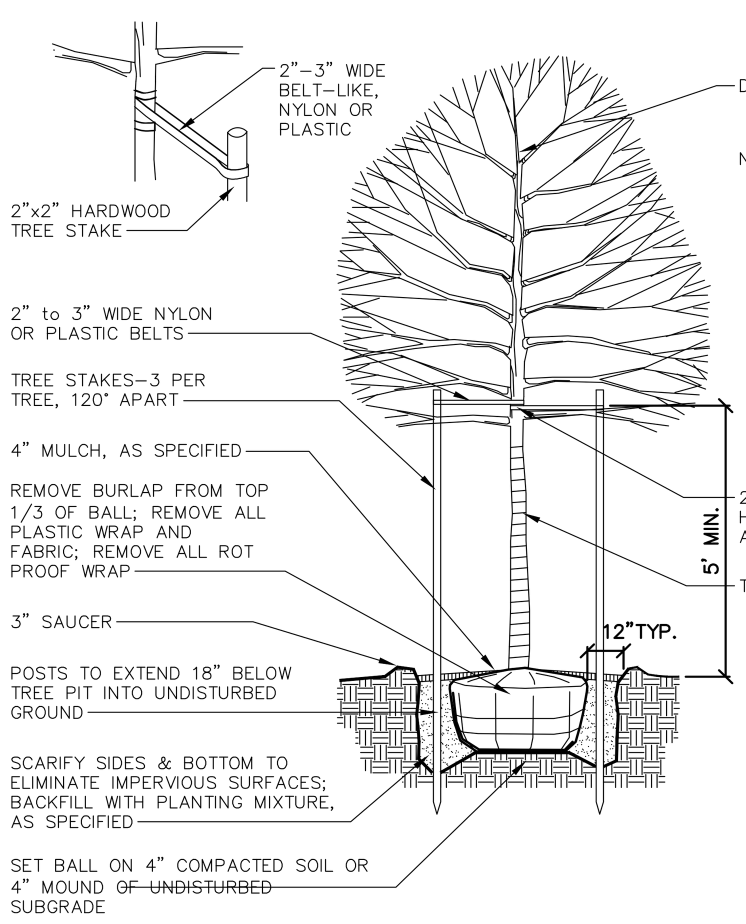


ANNUAL AND PERENNIAL PLANTING
SCALE : NTS

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



NOTES:
1. PRUNE 20% OF BRANCHES RETAINING NORMAL PLANT SHAPE.
2. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.
3. STAKING IS ONLY REQUIRED IF THE SITE IS WINDY OR THE TREES ARE GREATER THAT 3" CALIPER. IF TREES MUST BE STAKED, THE STAKED SHALL BE REMOVED IN ONE YEAR

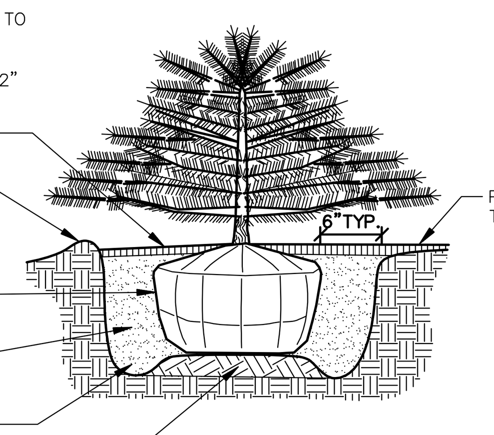
DECIDUOUS TREE PLANTING DETAIL
2-1/2" CAL. OR SMALLER
SCALE: NTS

NOTE:
PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS



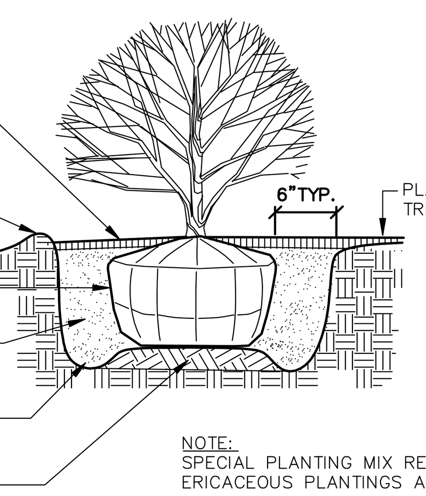
NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

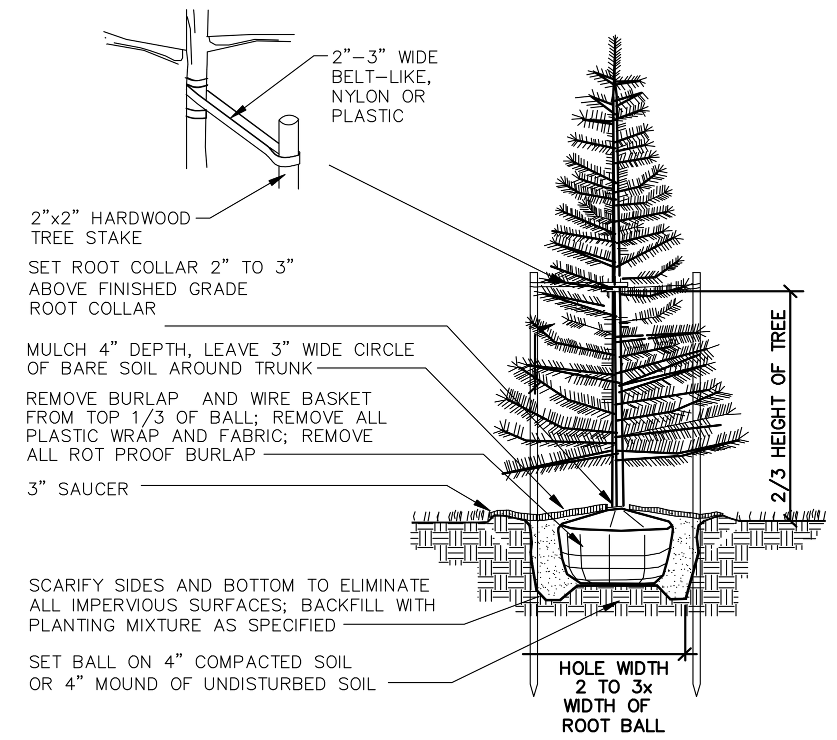
DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS



NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

Bioswale Seed Mix		
		PLS
Botanical Name	**Common Name**	**Ounces/Acre**
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	8.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus canadensis	Canadian Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
	Total	**60.00**
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total	**512.00**

LANDSCAPE NOTES

1. For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
2. Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti
3. Landscape contractor shall provide irrigation/water source for proposed plant material for two years from time of planting or for period specified in contract if water source not provided on the project site.
4. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
5. Restore all disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch unless otherwise noted on landscape plan.
6. All disturbed areas not to be seeded with native seed mixes identified on the Landscape Plan shall be lawn areas. Lawns shall either be sod or seed and seed mix shall meet species composition requirements of of the seed mixtures listed. Seed shall be installed and stabilized per manufacturers standard specifications. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
7. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
8. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site in lawn areas only.
9. Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes as noted in the plans, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation techniques shall be confirmed with supplier.
10. All seeded areas with slopes less than 1:5 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:5 shall be seeded and provided with a biodegradable erosion control blanket such as North American Green S150, 100% biodegradable, jute netted or approved substitution, and shall be secured with biodegradable stakes.
11. 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.
12. All compacted subgrade soils in proposed planting areas shall be tilled to a minimum 12-inch depth prior to placement of a minimum of 6" topsoil, geotextile fabric, or other planting media as specified.
13. All landscape beds on planting plan where identified as being lined with edging contractor shall install a commercial grade steel edging. Edging shall be fabricated in 10' - 20' sections with anchor stake loops stamped in face of section at a minimum of 32" on center. Use minimum 15" tapered steel anchoring stakes (3/16" thick) provided by manufacturer. Edging and stakes shall be finished with black enamel paint.
14. All trees to be located a minimum of 10 feet from public utilities.
15. 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.
16. All evergreen trees, where applicable, shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
17. Topsoil and compost shall meet most recent issue of MDOT standard specifications for Topsoil and Compost.
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.

Maintenance and Warranty:

1. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
2. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
4. Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants, shrubs, mulches, etc. are to be under Warranty for One Year after Substantial Completion date of the Project. Trees are to be under Warranty for Two Years after Substantial completion date of the Project. At the end of the specified Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc or as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.

MIDWESTERN
CONSULTING
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Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
YPSILANTI WAREHOUSE LLC
[redacted]
ABDUL SALEH [redacted]

12 E. FOREST AVE SITE REDEVELOPMENT
PRELIMINARY SITE PLAN AND SPECIAL LAND USE
LANDSCAPE DETAILS

12

DATE: 02/07/2022
SHEET 12 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335DT1

JOB No. **21335**
REVISIONS:
REVISED PER CITY REVIEW — REV. DATE 03/10/22

M:\Civil3d_Proj\21335\Site Plan\21335DT1.dwg, 3/9/2022 3:15 PM, Candice M. Briere, 12 LANDSCAPE DETAILS, MCLLC PDF.pc3
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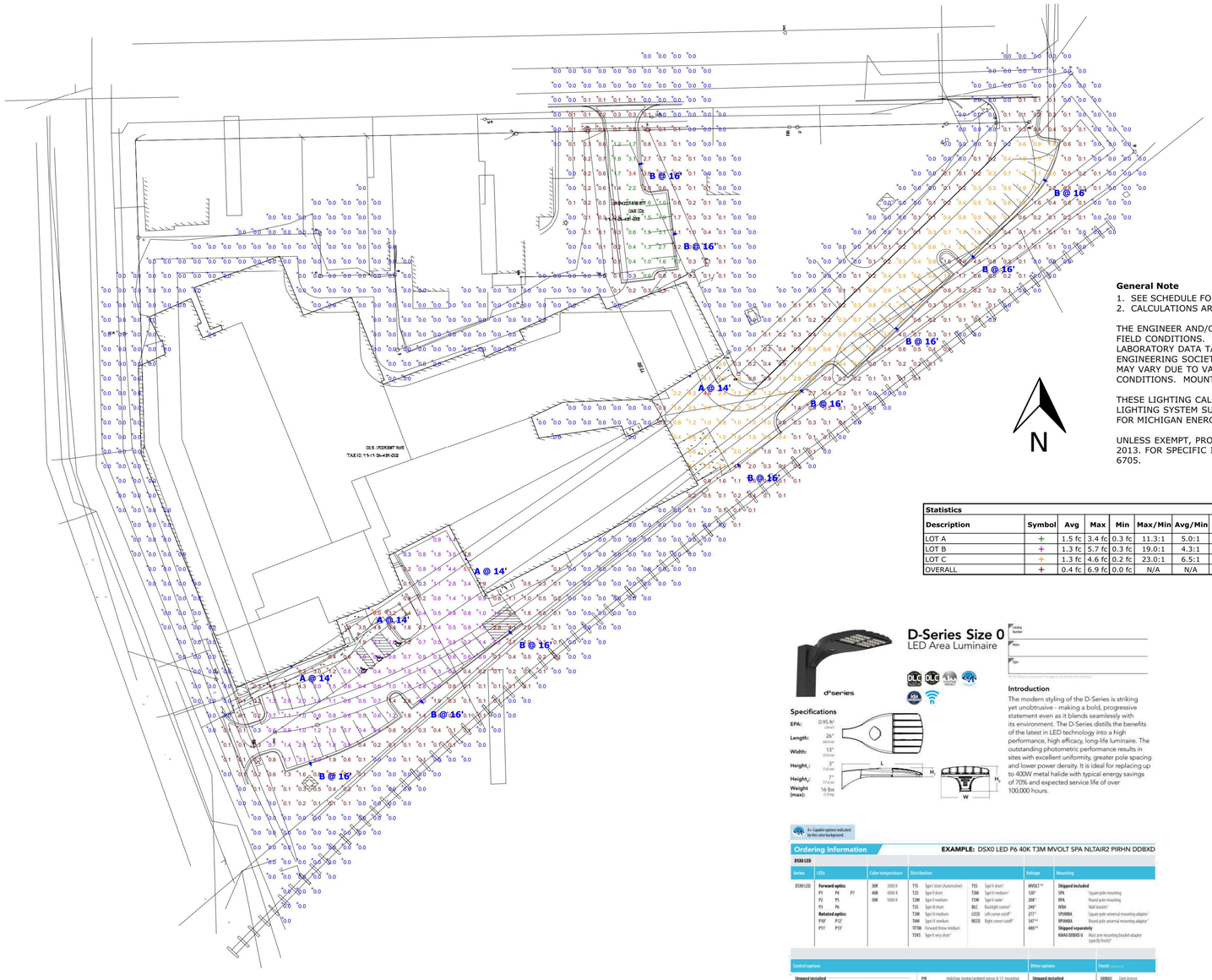


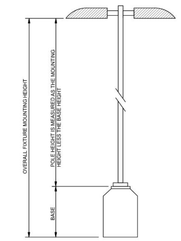
Plan View

Scale - 1" = 35ft

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

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.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
LOT A	+	1.5 fc	3.4 fc	0.3 fc	11.3:1	5.0:1	0.4:1
LOT B	+	1.3 fc	5.7 fc	0.3 fc	19.0:1	4.3:1	0.2:1
LOT C	+	1.3 fc	4.6 fc	0.2 fc	23.0:1	6.5:1	0.3:1
OVERALL	+	0.4 fc	6.9 fc	0.0 fc	N/A	N/A	0.1:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height
	A	4	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	LED	14'-0"
	B	10	Lithonia Lighting	DSX0 LED P1 40K T4M MVOLT	DSX0 LED P1 40K T4M MVOLT	LED	16'-0"

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

*To be filled out at time of order for proper use of interactive features.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height$_1$: 3" (76 mm)
Height$_2$: 7" (178 mm)
Weight (max): 16 lbs (7.25 kg)

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 70% and expected service life of over 100,000 hours.

Ax Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P7D[F] P7D[F] P11[F] P11[F]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) 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 [1] T5S Type V short [1] T5M Type V medium [1] T5W Type V wide [1] BLC Backlight control [2] LCCO Left corner cutoff [2] RCCO Right corner cutoff [2]	MVOLT [4,5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [5,6] 480 [5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket [7] SPUMBA Square pole universal mounting adapter [7] RPUMBA Round pole universal mounting adapter [7] **Shipped separately** KMA8 DDBXD U Back plate mounting bracket adapter (specify finish) [8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [9] PIRHN Network, high bay motion/ambient sensor [7] PER NEMA twist-lock receptacle only (control ordered separate) [7] PER5 Five-pin receptacle only (control ordered separately) [7,11] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately) [7,11] DMG 0-10V dimming extend out back of housing for external control (control ordered separately) [7]	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 35 fc [7] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 35 fc [7,12] PIR1FC3V High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1 fc [7,12] PIRH1FC3V High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1 fc [7,12] FAO Field adjustable output [7]	**Shipped installed** HS House-side shield [7] SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240, 480V) [7] LNS Left rotated optics [7] RNS Right rotated optics [7] DDL Diffused drop lens **Shipped separately** BS Bird spikes [7] ELCS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	DSSXD Sandstone DDDTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
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DSX0 LED
Rev. 02/05/20
Page 1 of 8

D-Series Size 1
LED Wall Luminaire

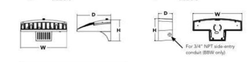
Catalog Number
Notes
Type

*To be filled out at time of order for proper use of interactive features.

Specifications

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

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



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

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

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

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1.A) [2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYM Asymmetric diffuse	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3] 480 [3,4]	**Shipped included** BLank Surface mounting bracket BBW Surface mounting back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [5] DMG 0-10V dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht [6,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [6,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6,7] ELCW Emergency battery backup (includes external component enclosure), non CEC compliant [8]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V) [3,9] DF Double fuse (208, 240 or 480V) [3,9] HS House-side shield [7] SPD Separate surge protection	**Shipped separately** [7] BSW Bird deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	DSSXD Sandstone DDDTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone		

Accessories
Ordered and shipped separately.
DSXW1U Noise-side shield (one per light engine)
DSXW1BS Bird deterrent spikes
DSXW1WG Wire guard accessory
DSXW1VG Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V, or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 2.
8 Cold weather (-20C) rated. Non compatible with conduit entry applications. Not available with BBW mounting option. Not available with hazing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9 Not available with ELCW.
10 Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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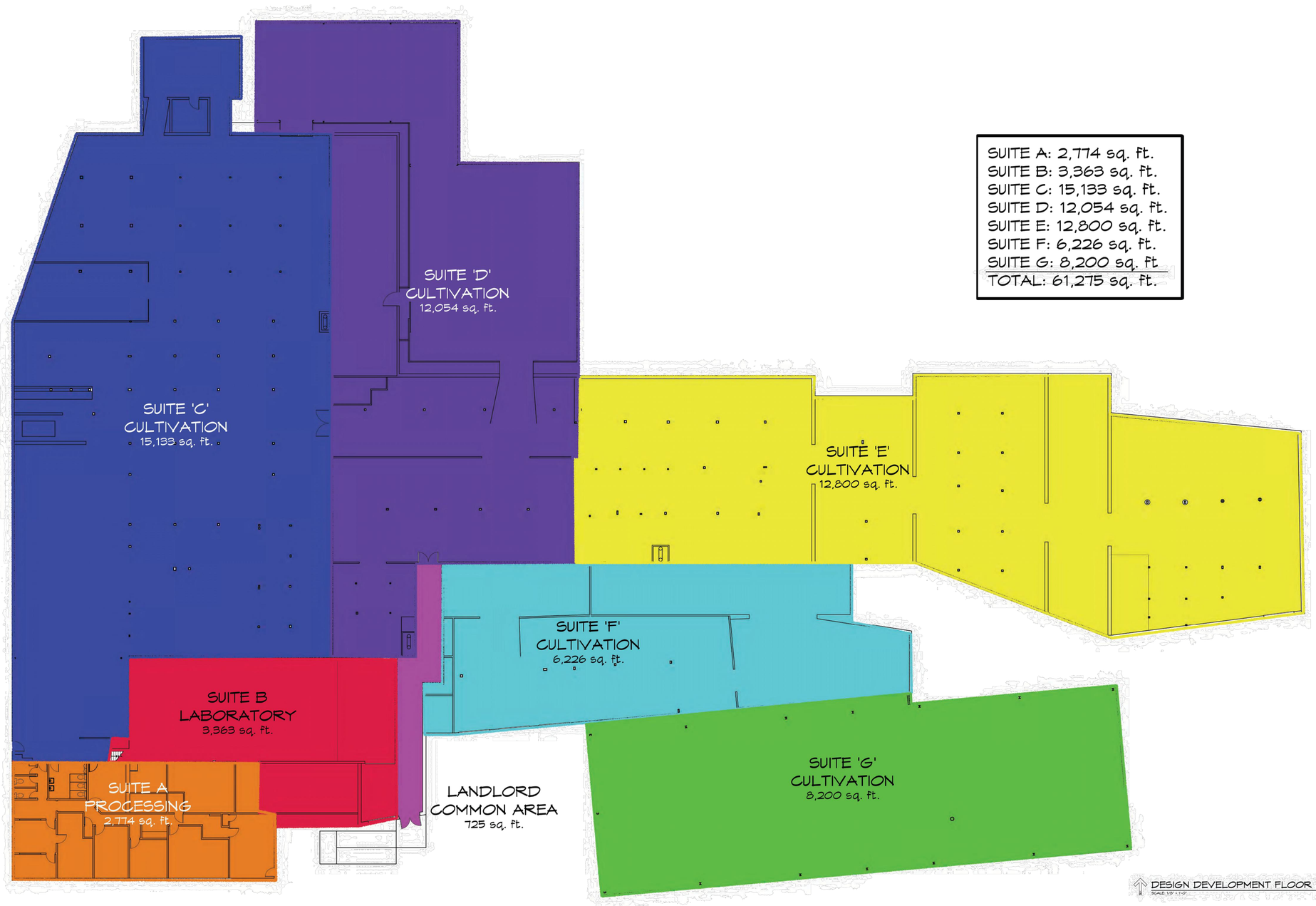
DSXW1 LED
Rev. 3/13/18

12 E. FOREST AVE.
PHOTOMETRIC SITE PLAN
PREPARED FOR: MIDWESTERN CONSULTING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

13

Designer
DB/KB
Date
2/7/2022
Scale
Not to Scale
Drawing No.
#22-71817-V1
1 of 1



SUITE A: 2,774 sq. ft.
SUITE B: 3,363 sq. ft.
SUITE C: 15,133 sq. ft.
SUITE D: 12,054 sq. ft.
SUITE E: 12,800 sq. ft.
SUITE F: 6,226 sq. ft.
SUITE G: 8,200 sq. ft
TOTAL: 61,275 sq. ft.

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

PRELIMINARY 12/01/2021
CLIENT APPROVAL
ZONING
PERMIT
CONSTRUCTION
REVISIONS

Berent ARCHITECTURE
6435 Apple Orchard Lane, Rochester Hills, MI 48306
Phone: 248.805.1024 Email: rogerberent@gmail.com

DESIGNSTRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
12 E. FOREST, YPSILANTI, MI 48198
HAZEL PARK, MICHIGAN 48030
(248)547-1500

PROJECT LOCATION
12 E. FOREST
12 E. FOREST
YPSILANTI, MI, 48198

DRAWING TITLE
DESIGN DEVELOPMENT
FLOOR PLAN

DRAWN: RZ
CHECKED: SCD/JPM
APPROVED: SCD/JPM

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: D1201121
SHEET NUMBER: DD-1

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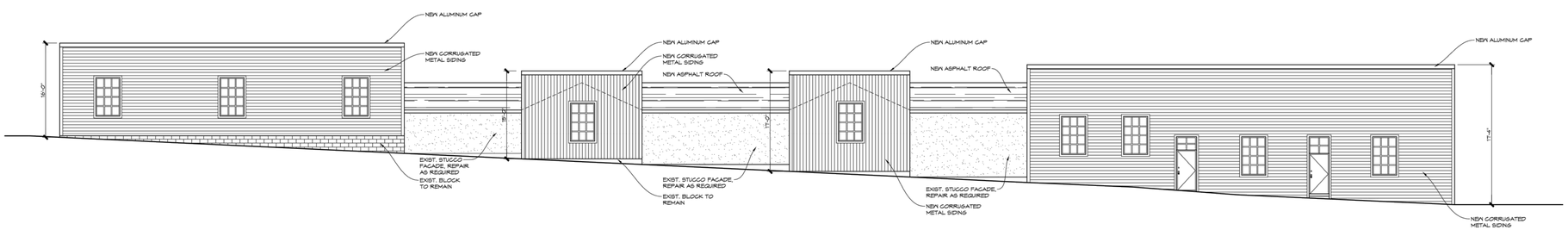
PARTIAL EXIST. ELEVATION
NO SCALE



DESIGN DEVELOPMENT ELEVATION
SCALE 3/16" = 1'-0"

■ PRELIMINARY	12/01/2021
☐ CLIENT APPROVAL	
☐ BIDDING	
☐ PERMIT	
☐ CONSTRUCTION	
☐ REVISIONS	

Berent ARCHITECTURE
Jack Berent, Principal Architect
Phone: 248.805.1024 Email: rbgarchitect@gmail.com

DESIGNSTRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248)547-1600

PROJECT LOCATION

12 E. FOREST

12 E. FOREST
YPSILANTI, MI, 48198

DRAWING TITLE:

DESIGN DEVELOPMENT ELEVATION

DRAWN	RZ
CHECKED	SCD/JKM
APPROVED	SCD/JKM

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PROJECT NUMBER	DMD1121
SHEET NUMBER	DD-2

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City of Ypsilanti
Community & Economic Development Department

March 16, 2022

Staff Review of Special Use Expansion and Site Plan
Patient Station – 539 S. Huron St.

GENERAL INFORMATION

Applicant:	539 Huron Real Estate Company 539 S. Huron St. Ypsilanti, MI 48197
Project:	Patient Station – Temporary curbside area
Public Hearing Date:	March 16, 2022
Location:	North of I-94 on east side of Huron. Parcel ID# 11-11-37-101-002
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Denial

PROJECT AND SITE DESCRIPTION

The applicant is applying to expand their Special Use permit. The special permit is currently for medical marijuana provisioning center and recreational marijuana retailer uses. The existing building houses these uses, and the applicant proposes to continue using a curbside pickup strategy. **Patient Station submitted this application as a temporary expansion to their special use permit in September 2021 and December 2021. Planning Commission approved that at their September 15, 2021 and December 15, 2021 meetings. Patient Station then submitted this application as an extension to their September 2021 approval, but this time without the request to continue to use the detached temporary trailer for office uses. Because construction has begun on the new site plan, the detached temporary trailer may remain on the site but shall not be used for business purposes, rather strictly construction purposes.**

The existing building is approximately 550 square feet on a lot of approximately 1.18 acres. There is currently parking to the north and south, as well as vehicle access to and from S. Huron St. The vehicle access to Bell and to Kramer have been blocked at this time.

Figure 1: Subject Site Location (2020 Aerial)

Figure 2: Capture of Site Plan

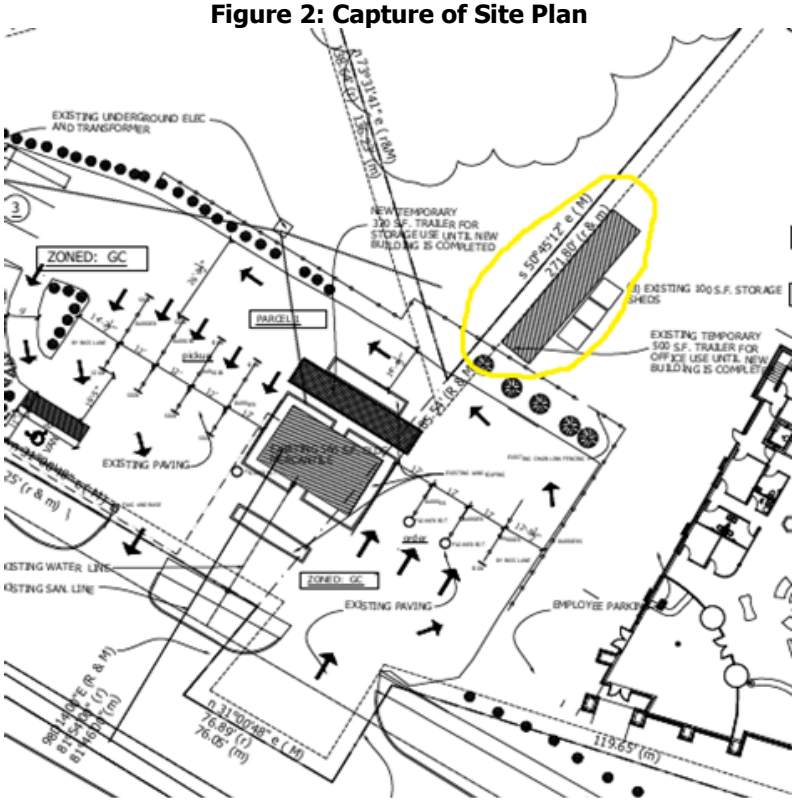


Figure 3: Photograph of Detached Temporary Trailer (September 9, 2021)

Figure 4: Photograph of Site (September 9, 2021)

Figure 5: Photograph of Site (September 9, 2021)

Figure 6: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Vacant Land; Residential	GC, Park (vacant properties), and CN-Mid (residential properties)
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor PMD- Production, Manufacturing, Distribution
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

HISTORY OF SITE

Patient Station has had many different reviews over the past few years. There are two pending approvals that are yet to be acted on regarding this site:

1. There are proposed plans to build a 9,918 square foot structure south of the existing building, with associated parking and site improvements, and to demolish the existing structure. These plans were previously approved by Planning Commission in June and August of 2018 for medical marijuana provisioning center use. That approval still stands, and the project's detailed engineering plans were approved. The project is currently in the construction phase.
2. Planning Commission September 2020 approvals.
    a. Small addition (~320 square feet) to the rear of the existing building. This is going through building permits currently.
    b. Temporary curbside traffic circulation area to the rear of the property.
    c. Note: temporary detached trailer has indeed been used for office purposes throughout the past year, in compliance with the September 2020 approvals.

In terms of Patient Station's history in the past year or so, the following events have occurred:

- September 2020 Planning Commission conditional approval for the permanent small addition to the rear of the existing building, temporary detached trailer for office use for up to a year, and temporary traffic circulation area for up to 90 days.
- City engineers reviewed the plans for the rear traffic circulation area, which was approved as part of the September 2020 approval. Our engineer stated the grading was inconsistent with the previous land survey, the grading was being graded onto the City's property to the rear, and the City's property to the rear had begun to be taken by the applicant. The applicant had cleared trees and natural area on the City's property, to the rear of their property. This temporary traffic circulation area was then held up and could not be approved until this was fixed.
- In early July 2021 Patient Station fixed up the City's property that was taken by replanting about 16 trees and sodding the area.
- Patient Station submitted building plans and are in the building permit process for their small addition to the rear of the existing building, which was part of the September 2020 approval.
- Patient Station has submitted building plans and detailed engineering plans for the new building and site's construction. A few alterations along the way, especially regarding stormwater management and grading had affected their engineering review. In the end, the project's detailed engineering plans were approved. The project is currently in the construction phase.
- September 2021 and December 2021, Planning Commission approval for the 90 day temporary curbside area.

DISCUSSION

Section 122-328 of the Zoning Ordinance requires that an expansion to a special land use go before Planning Commission, subject to the same procedures followed for an original special use permit. Here are some of City staff's thoughts on these issues:

While COVID-19 has made most businesses readjust their operations, longstanding changes to any site needs to be engineered properly to ensure the site can handle the use. Since originally approved in September 2021, this site has already far surpassed the temporary nature of curbside pickup. Staff and residents routinely get complaints on the stacking into S Huron St.

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: The applicant proposes to make medical marijuana provisioning center and recreational marihuana retailer use of the existing building and curbside service for another 90 days. The "GC" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools.

In September 2020, City staff encouraged that the temporary traffic circulation area do not turn into permanent site improvements. In September 2021, Planning Commission granted a 90 day temporary special use expansion on the basis that the curbside was temporary.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

Staff has environmental concerns about the increased use of automobiles and automobiles queueing and idling.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: There is significant vegetation screening this location from the residential area to the east. The continued blocking of the vehicle access to Kramer to the north shall be continued to minimize inadvertent commercial traffic.

The use of multiple structures on the site is not preferred for a marijuana facility, but City staff understands there will be a transition taking place with the construction of the new facility. Section 122-550 stipulate that provisioning centers/marijuana retailers, respectively, contain marijuana "within the main building in an enclosed, locked facility," therefore marijuana shall only be stored in the main, existing building. Marijuana shall not be stored or contained anywhere outside in the curbside area.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: This location has access to transportation facilities, with the exception of transit and bicycle. The backups created on S Huron St because of this continual use are creating a safety hazard for drivers on S Huron, and are adversely affecting the transportation system.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

New items to be addressed (pertinent to expansion):

- In City staff's opinion, the curbside area is beyond temporary because it is being used continually, and is not consistent with the temporary use provisions in §122-335. If approved of by Planning Commission, curbside area shall not become permanent and should be restricted to 90 days to be consistent with the temporary use permit provisions.
- The backups onto S Huron St need to be addressed.
- If approved of by Planning Commission, curbside areas shall not store or contain marijuana.

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

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

REQUIREMENTS §122-311(b)

"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."

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"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."

There is one small building (approximately 18'x30'), with a small 320 square foot addition in the process of permitting (approved by Planning Commission in September 2020) in the center of the site, as well as a canopy. Parking is to the north and south of the building.

Referencing §122-335(h)(1), the structures should comply with the regulations of the zoning ordinance, including setback requirements. City staff interprets the present building and site a "Single Story Commercial Building" building type and the permanent addition will need to conform to the requirements thereof.

The applicant stated they will be using the same site plan that was used as part of the most recent approval. That site plan is dated 12/20/2021 and is attached in this packet.

New Items to be Addressed (pertinent to expansion): None.

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

There are two access drives off Huron, as well as one off Kramer. The one drive off Kramer has been blocked and shall remain blocked with no parking allowed. This was blocked at neighborhood request due to concerns about traffic using Kramer/Bell to access the site or to cut through. Planning Commission required this condition as part of their approvals in 2018 and 2020. Staff recommends keeping the Kramer drive blocked with no parking allowed.

The applicant wishes to make use of the existing parking lot surface for the curbside area, while keeping four required parking spaces (including the barrier-free ADA parking). Staff is concerned about the access of these

parking spaces and the barrier free space when the curbside pickup service is full. Staff is also concerned about the queueing onto S Huron St because of this automobile-centric use.

Figure 9: Site Access, Traffic, and Parking

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607	**Building entrances**	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance exists.	Unchanged
§122-670	**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	Less than 3 acres	Unchanged
		Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged
§122-685	**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)	Existing parking dimensions not known. Appear to comply.	Unchanged
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	1 Barrier Free	Unchanged
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto S. Huron is prohibited.	Unchanged.

Ingress & Egress	• Aligned across ROW, or offset by 25′ • >50′ from intersection • 20′-30′ driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from Kramer St. intersection.	Unchanged
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10′ in width.	Each driveway is more than 10 ft wide	Unchanged
Surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer.	Asphalt in parking lot.	Unchanged
Drainage	Graded and drained to public storm sewers or alternate drainage best practices acceptable to City Engineer. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Unchanged
Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the rear and side of the building.	Location of parking spaces complies.

	Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	Parking spaces striped, appear to comply.	Complies.
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Parking spaces have wheel stops, appear to comply.	Unchanged
	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Lighting plan provided.	Complies
§122-684	**Screening & Landscaping (internal)**	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	No islands: less than 16 spaces	Unchanged
		Islands w trees: 9′ wide min and 160′ sf Islands w 5′ min walkway: 11′ wide min Islands: curbed or used for stormwater	No landscaped islands	Unchanged
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3′ between curb and planting (5′ if vehicle overhang)	Less than 3′	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Does not abut subject zoning districts.	Unchanged
		3′-4′ screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged

		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing	Unchanged
§122-691	**Motor spaces**	BY USE: 1 per 250 square feet of gross floor area of retail = 3 required	4 existing	Complies
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2	Not known	**Unchanged. Bike rack for 2 spaces/loops required.**
§122-692	**Parking discounts**	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	**SIDEWALKS**	Provide a sidewalk or shared-use path	Sidewalk existing.	Unchanged
§122-675	**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.	Sufficient visibility at driveways and intersections.	Unchanged
§122-695	**Off-street loading**	Commercial- 0 – 1,999 square feet = 0 spaces required	Not known.	Unchanged

New Items to be Addressed (pertinent to expansion):

- If approved, at least four parking spaces including one ADA space must be kept open.
- If approved, Planning Commission should consider phasing the curbside area out by restricting the number of lanes from four lanes, to two lanes or one lane.
- If approved, applicant shall provide at least two bike loops/spaces for bike parking.

SCREENING §122-311(h)

"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."

No changes to site lighting or screening are proposed as part of this development.

Figure 10: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire are where lighting required.	Lighting plan provided.	
§122-608 Refuse Containers	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	None	Unchanged
§122-631 Landscape plan	Not required	Various existing landscaping on site.	Unchanged
§122-634 Screening Between Land Uses *if conflicting use*	Not conflicting use.	Plant screening along rear.	Unchanged
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	Street trees along S. Huron and Kramer St.	Unchanged
§122-638 Site Landscaping	10%	Meets requirement	Unchanged

New Items to be Addressed (pertinent to expansion): None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve the denial** of the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:

Findings:

1. Curbside service was approved as a temporary use in September 2021 and December 2021; renewing such temporary use is not within the intent of the Zoning Ordinance Section 122-335.
2. The continuance of the special land use in this manner presents unreasonable adverse impacts on the transportation system per Section 122-324(b)(4) and poses safety issues with backups onto S Huron St.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve the denial** of the amended site plan for the Patient Station at 539 S Huron with the following findings and conditions:

Findings

1. The curbside area is beyond temporary, and application's corresponding special use permit application is not consistent with the intent of the Zoning Ordinance Section 122-335.
2. The application does not substantially comply with §122-311.
3. The size of the curbside service may provide issues for access to the parking spaces, including the barrier-free space.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant team

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name 539 Huron Real Estate Company, LLC		
Address 539 S. Huron St.		
City Ypsilanti	State MI	Zip 48197
Phone [redacted]	Email [redacted]	

Property

Name of project Patient Station	
Address 539 S. Huron St., Ypsilanti, MI	
List all parcel identification numbers included in development 11-11-37-101-002 (Parcels 1 and 2); 11-11-37-101-006 (Parcel 3)	
Property owner* 539 Huron Real Estate Company, LLC	
Current use Marijuana Provisioning Center	
Proposed use Same	Review Request: Allow approved curb-side pick-up on current site as shown on site plan to continue.
Current zoning General Commercial (GC)	
Legal description of property (may be attached) See attached Legal Description	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: 539 [redacted] LLC By: [redacted]	Date: 02-11-2020
Print Name: Eric Nemeth Managing Member	

You must complete the checklist on the following page before turning in your application.

LEGAL DESCRIPTION

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

PARCEL 1

Lot 2 and part of Lot 3, PLAN OF CLARKSVILLE, according to the Plat thereof, Recorded in Liber M, Page 1, Washtenaw County Records, described as follows: Beginning at the Northeast corner of said Lot 2; thence Southerly 132.12 feet along the Easterly line of Lots 2 and 3; thence Westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the Southerly line of said Lot 3; thence Northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence Northeasterly deflecting 81 degrees 54 minutes to the right 91.25 feet along the easterly line of Huron Street as now laid out and used; thence Easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the Northerly line of said Lot 2 to the POINT OF BEGINNING.

PARCEL 2

Part of Lot 3 PLAN OF CLARKSVILLE, according to the plat thereof, Recorded in Liber M, Page 1, Washtenaw County Records, and part of French Claim 680, described as follows: Beginning at the intersection of the centerline of Huron Street with the centerline of Monroe Avenue (now abandoned); thence Northeasterly 76.89 feet along the centerline of Huron Street; thence Southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence Southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence Northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of Huron Street; thence Northeasterly deflecting 91 degrees 27 minutes to the right 90.67 feet along the center of Huron Street to the POINT OF BEGINNING, excepting therefrom that part taken for Highway purposes as set forth in Declaration of Taking, Recorded in Liber 1296, page 428.

PARCEL 3

All that part of French Claim 680, City of Ypsilanti, Washtenaw County, Michigan, described as follows: Commencing at the intersection of the centerline of Huron Street and Monroe Avenue; thence South 31 degrees 00 minutes 48 seconds West a distance of 91.51 feet along the centerline of Huron Street to the POINT OF BEGINNING; thence South 60 degrees 26 minutes 12 seconds East a distance of 269.08 feet; thence South 31 degrees 00 minutes 48 seconds West a distance of 179.39 feet; thence North 58 degrees 59 minutes 12 seconds West a distance of 86.00 feet; thence South 31 degrees 00 minutes 48 seconds West a distance of 150.00 feet; thence North 58 degrees 59 minutes 12 seconds West a distance of 183.00 feet to the centerline of Huron Street; thence North 31 degrees 00 minutes 48 seconds East a distance of 322.58 feet to the POINT OF BEGINNING, which lies Southeasterly of a line described as: Commencing at the intersection of the centerlines of Monroe Avenue and Huron Street; thence North 31 degrees 00 minutes 48 seconds East along the centerline of Huron Street a distance of 26.56 feet; thence South 58 degrees 59 minutes 12 seconds East a distance of 33.00 feet to the POINT OF BEGINNING; thence South 17 degrees 57 minutes 08 seconds West a distance of 308.44 feet; thence South 07 degrees 41 minutes 52 seconds West a distance of 111.81 feet; thence South 27 degrees 38 minutes 50 seconds East a distance of 111.81 feet to a POINT OF ENDING.

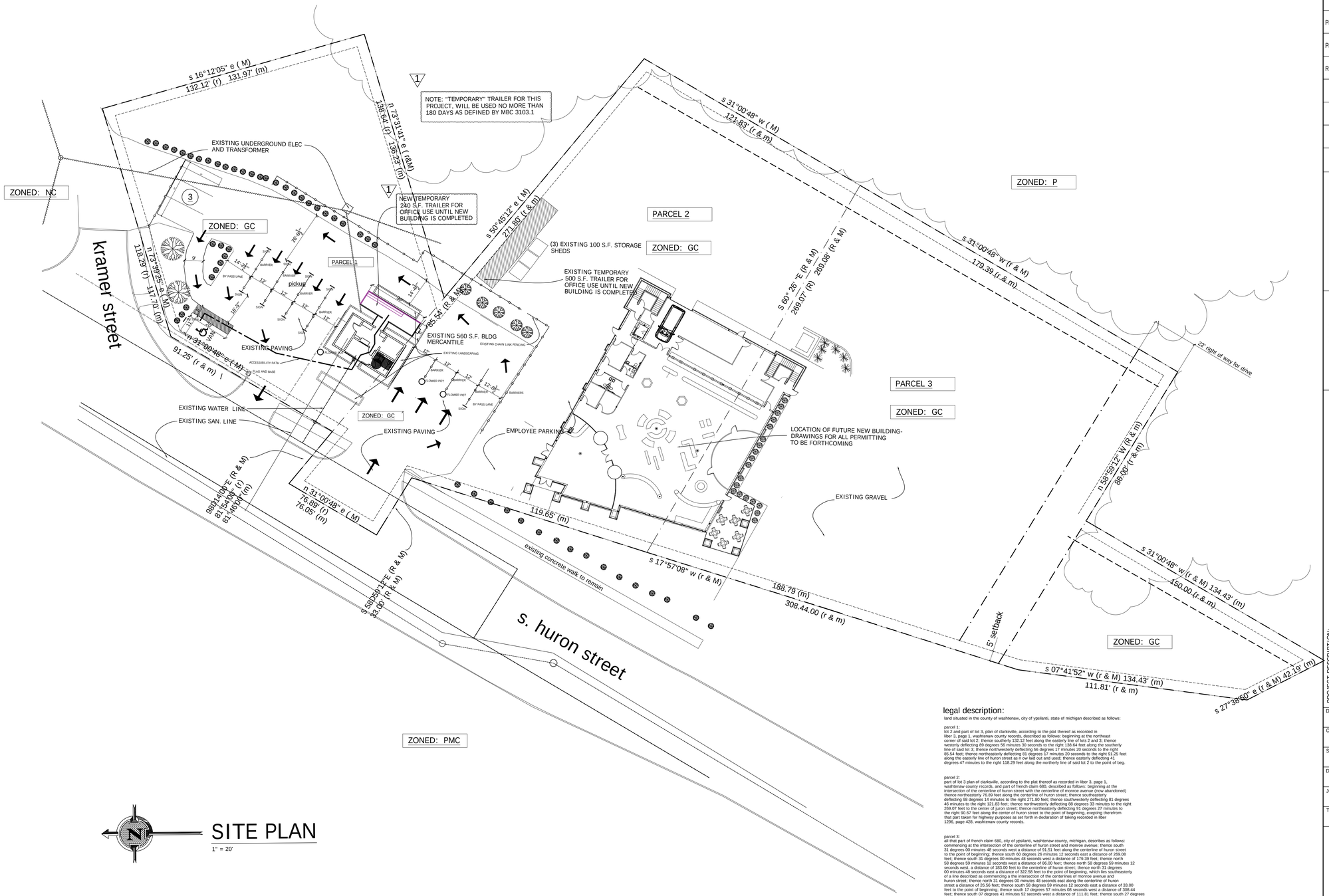
Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application. The City Planner or Planning Commission may require other data they deem necessary. **Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

	Project-identifying information
✓	Name of project
✓	Brief description of project
✓	Location map showing major thoroughfares and site location (no scale necessary)
✓	Name, address and phone number of the site owner
✓	Name, address and phone number of the developer
✓	Name, address and phone number of the plan designer and their professional seal
	Existing conditions
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
✓	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
✓	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
✓	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
✓	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
✓	Use(s) of existing buildings
✓	Existing landscaping
✓	Dimensions of all structures and lot lines within 50 feet of the site
✓	Existing zoning of the site and all adjacent properties
	Proposed conditions
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
N.A.	Any changes to site dimensions, and completed *Lot Split/Combination Application*
N.A	Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application*
N.A.	Any variances requested, and completed *Variance Application*
N.A	Any changes to rights-of-way or easements on the property
✓	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
N.A.	Building floor plans and architectural wall elevations.
N.A.	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
✓	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
N.A.	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
N.A	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
N.A	Indicate all areas of this site that are located within floodplains.
N.A	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: D.J.M. 2-10-22



SITE PLAN

1" = 20'

legal description:

land situated in the county of washtenaw, city of ypsilanti, state of michigan described as follows:

parcel 1:
lot 2 and part of lot 3, plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, described as follows: beginning at the northeast corner of said lot 2; thence southerly 132.12 feet along the easterly line of lots 2 and 3; thence westerly deflecting 89 degrees 56 minutes 30 seconds to the right 138.64 feet along the southerly line of said lot 3; thence northwesterly deflecting 56 degrees 17 minutes 20 seconds to the right 85.54 feet; thence northeasterly deflecting 81 degrees 17 minutes 20 seconds to the right 91.25 feet along the easterly line of huron street as n ow laid out and used; thence easterly deflecting 41 degrees 47 minutes to the right 118.29 feet along the northerly line of said lot 2 to the point of beg.

parcel 2:
part of lot 3 plan of clarksville, according to the plat thereof as recorded in liber 3, page 1, washtenaw county records, and part of french claim 680, described as follows: beginning at the intersection of the centerline of huron street with the centerline of monroe avenue (now abandoned) thence northeasterly 76.89 feet along the centerline of huron street; thence southeasterly deflecting 98 degrees 14 minutes to the right 271.80 feet; thence southwesterly deflecting 81 degrees 46 minutes to the right 121.83 feet; thence northwesterly deflecting 88 degrees 33 minutes to the right 269.07 feet to the center of jaron street; thence northeasterly deflecting 91 degrees 27 minutes to the right 90.07 feet along the center of huron street to the point of beginning, exepting therefrom that part taken for highway purposes as set forth in declaration of taking recorded in liber 1296, page 428, washtenaw county records.

parcel 3:
all that part of french claim 680, city of ypsilanti, washtenaw county, michigan, describes as follows: commencing at the intersection of the centerline of huron street and monroe avenue; thence south 31 degrees 00 minutes 48 seconds west a distance of 91.51 feet along the centerline of huron street to the point of beginning; thence south 60 degrees 26 minutes 12 seconds east a distance of 269.08 feet; thence south 31 degrees 00 minutes 48 seconds west a distance of 179.39 feet; thence north 58 degrees 59 minutes 12 seconds west a distance of 86.00 feet; thence north 58 degrees 59 minutes 12 seconds west, a distance of 183.00 feet to the centerline of huron street; thence north 31 degrees 00 minutes 48 seconds east a distance of 322.58 feet to the point of beginning, which lies southeasterly of a line described as commencing a the intersection of the centerlines of monroe avenue and huron street; thence north 31 degrees 00 minutes 48 seconds east along the centerline of huron street a distance of 26.56 feet; thence south 58 degrees 59 minutes 12 seconds east a distance of 33.00 feet to the point of beginning; thence south 17 degrees 57 minutes 08 seconds west a distance of 308.44 feet; thence south 07 degrees 41 minutes 52 seconds west a distance of 111.81 feet; thence south 27 degrees 38 minutes 50seconds east a distance of 111.81 feet to a point of ending.

ISSUED FOR	DATE
PLANNING	8.17.21
PERMITS	9.30.21
REDRAW	11.3.21

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ROARK GALLI ARCHITECTS/LLC
A MICHIGAN CORPORATION
JAMES L. ROARK AIA NCARB
(313) 517-5304
EMAIL: jamesroark@aol.com

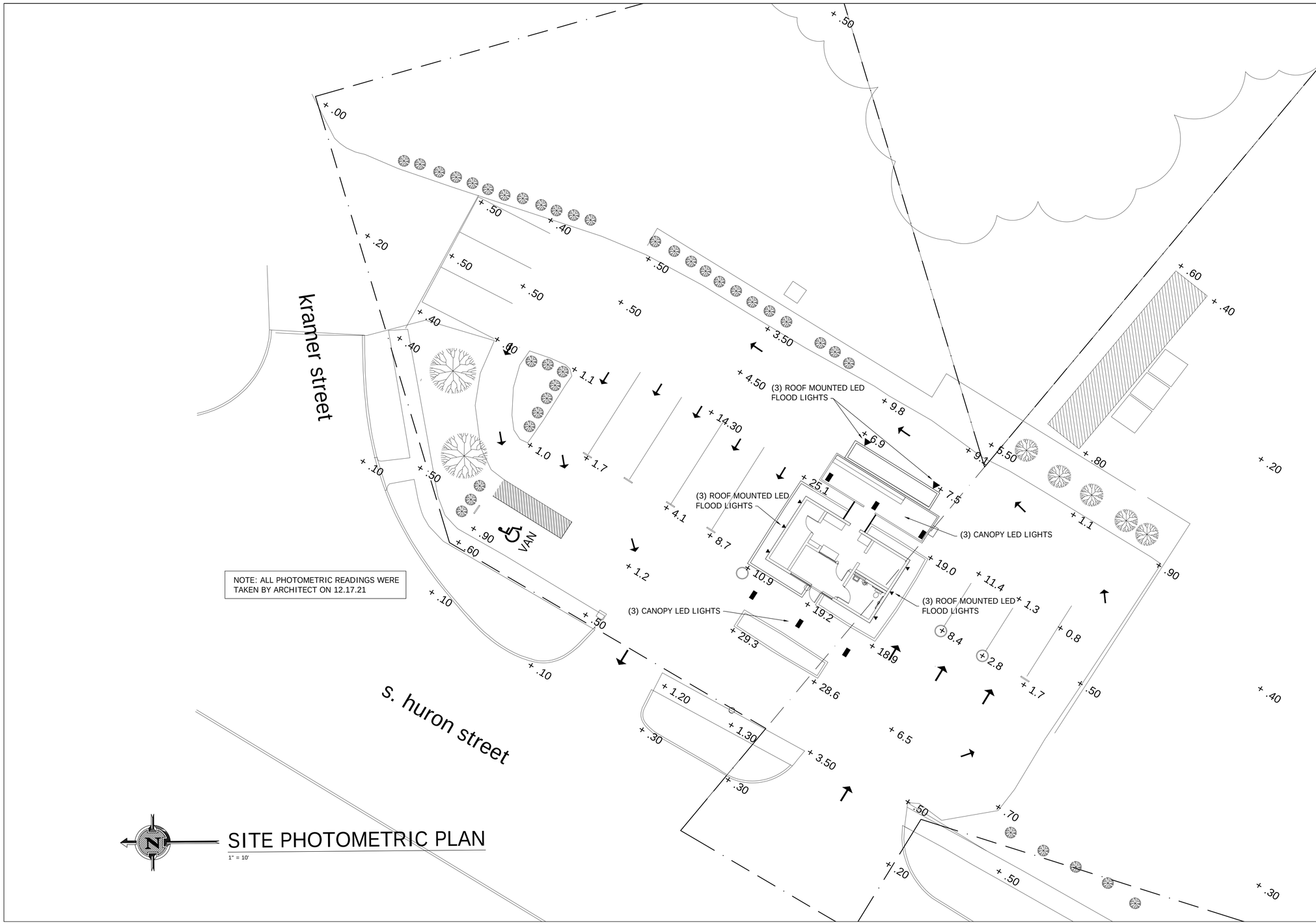
ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
PREMANUFACTURED TRAILER ADDITION PLANS FOR PATIENT STATION MEDICAL MARIJUANA PROVISONING CENTER

ADDRESS:
539 SOUTH HURON
YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: 1" = 20'
DATE: 12.20.21
JOB NUMBER: 20210058
TITLE: SITE PLAN

SHEET NUMBER
S1
OF
2



SITE PHOTOMETRIC PLAN

1" = 10'

ISSUED FOR	DATE
PLANNING	8.17.21
PERMITS	9.30.21
REDRAW	11.3.21
PHOTOMETRIC	12.20.21

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ROARK GALLI ARCHITECTS/LLC
A MICHIGAN CORPORATION
JOHN L. ROARK - jroark@roarkgalli.com
(231) 947-3384
DAN L. GALLI - dgalli@roarkgalli.com

ARCHITECT SIGNATURE:

PROJECT DESCRIPTION:
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PATIENT STATION MEDICAL MARIJUANA PROVISIONING CENTER

ADDRESS:
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YPLIANTI, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: 1" = 10'
DATE: 12.20.21
JOB NUMBER: 20210058
TITLE: SITE PLAN

SHEET NUMBER
S2
OF
2

City of Ypsilanti
Department of Public Services

Memo

From: Bonnie Wessler, Project Manager

Subject: Huron River Drive Reconstruction, road diet, and pedestrian infrastructure – Complete Streets/Capital review

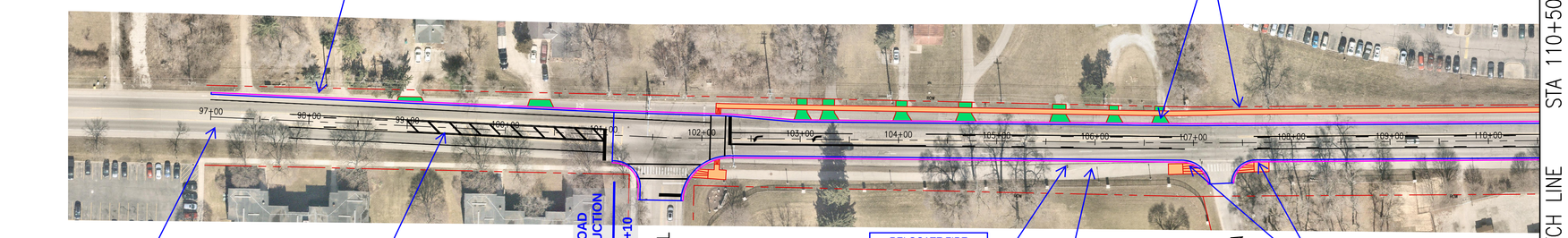
---

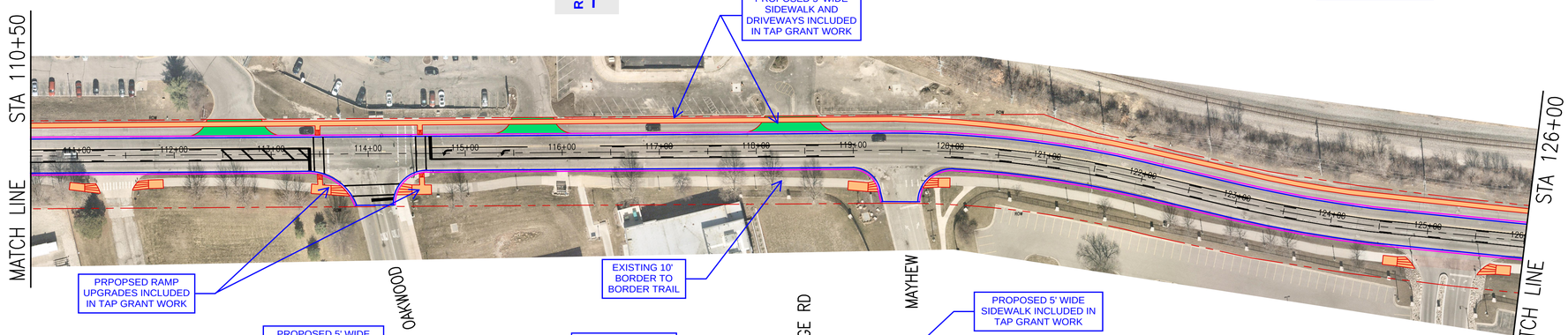
Reconstruction of Huron River Drive from Cornell to LeForge is currently programmed in the Transportation Improvement Program (TIP) funding plan for the year 2023. In alignment with the Master Plan, Non-motorized Transportation Plan, Parks & Recreation Master plan, Complete Streets ordinance, and ongoing Council adopted goals to improve traffic safety, staff have been working with OHM to take advantage of this opportunity to improve the corridor for vehicle, bicycle, and pedestrian traffic. The proposed design supports safe travel for both drivers and non-drivers by creating a center turn lane from existing right of way, construction of sidewalk along the north side of the road, and intersection improvements at Cornell, Oakwood, and Leforge.

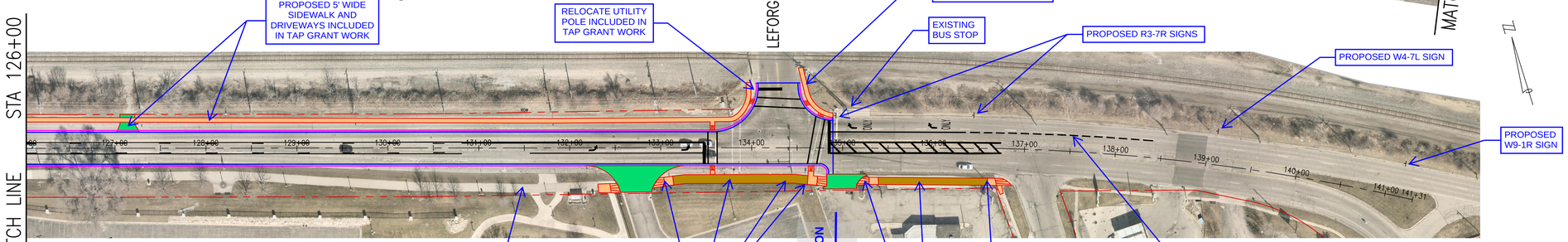
A traffic study completed by OHM in late 2021 confirmed that a road diet through this segment would improve driver safety by providing a center turn lane between Cornell and the beginning of the left-turn lane for LeForge, and allow for the addition of a sidewalk along the north side of the road, including the area of the highly-traveled "goat path" adjacent to the railway west of LeForge. Our engineers have developed high-level concept designs and associated costs for these improvements, and current estimates place the construction cost for this project at approximately $3.5 million.

The preliminary designs will have been presented for public feedback immediately before this meeting.

NORTH HURON RIVER DRIVE







LEGEND

- SIDEWALK AND ADA RAMP UPGRADES INCLUDED IN TAP GRANT WORK
- HMA PATH INCLUDED IN TAP GRANT WORK
- DRIVEWAYS INCLUDED IN TAP GRANT WORK
- PROPOSED BACK OF CURB.
- PROPOSED FACE OF CURB

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

OHM
ARCHITECTS ENGINEERS PLANNERS
34000 Plymouth Road
Livonia, MI 48150
P (734) 522-6711 | F (734) 522-6427
OHM-ADVISORS.COM

REVISIONS

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
####	0064-20-0020	DM	RH	SM	WASHTENAW	YPSILANTI	H: 1"=40' V:	Value	Value

CITY OF YPSILANTI
HURON RIVER DRIVE ROAD RECONSTRUCTION

OVR CONST PLAN - DRAFT 2
P.O.B TO P.O.E.

SHEET OVR-2

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DRAWING PATH: P:\0000_0100\0064\20\0020_Huron_River_Drive_Design\Drawings\Civil\Plans_Const\0020\0020CON (SM) Draft-2-2-15.22.dwg Feb 22, 2022 - 2:59pm

City of Ypsilanti
Department of Public Services

Memo

To: City of Ypsilanti Planning Commission

From: Bonnie Wessler, Project Manager

Subject: Capital Improvement Plan 2022 Draft

The City of Ypsilanti annually develops a six-year Capital Improvement Plan, as required by both the Planning Enabling Act and the City Charter. One step in the adoption process is presentation to the Planning Commission for review.

A Capital Improvement Plan (CIP) is a multi-year planning that identifies needs and financing sources for public assets. It complements the biennial budget process by providing valuable information to Council to aid in budget discussions. In addition to this budget information, the CIP also includes information from adopted plans, as well as background information on City assets that aids in decision-making.

. The plan can also be used to communicate community priorities to potential developers, and to help keep them informed on upcoming projects, such as roadwork or business district improvements.

The Capital Improvements Plan is not prescriptive. As the needs and resources of the community change, so may its capital plans, particularly as we look beyond the immediate biennial budget cycle. Additional information on the plans as well as past plans can be found at https://cityofypsilanti.com/760/Capital-Improvements-Planning.

Resolution No. 2022--
16 March 2022

RESOLVED BY THE PLANNING COMMISSION:

WHEREAS, the Charter of the City of Ypsilanti requires that Council adopt a Capital Improvements program on an annual basis; and

WHEREAS, the Planning Enabling Act requires that Council adopt a Capital Improvements program on an annual basis after Planning Commission review; and

WHEREAS, this Commission has duly completed its review; and

NOW THEREFORE BE IT RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt the Capital Improvement Plan for FY2022/2023 through FY2028/2029, with the following recommended modifications:

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Capital Improvement Plan

City of Ypsilanti, Michigan

FY 2022/2023– FY 2028/2029

PLANNING COMMISSION DRAFT
2022-03-16

Acknowledgements

Mayor
Lois Allen-Richardson

Mayor Pro-Tem
Nicole Brown-McGee?

City Council
Brian Jones-Chance
Jennifer Symanns
Steve Wilcoxen
Anthony Morgan
Annie Somerville

City Manager
Frances McMullan

Financial Services
Rheagan Basabica

Public Services
Ron Akers
Bonnie Wessler

DRAFT

Table of Contents

Executive Summary

Background
- Introduction and Purpose
- Relationship between CIP and Budget
- Definition of Capital
- Assets

Process
- Adoption
- Updates
- Transparency

Structure and Plan
- Justification
- Funding
- Plan Spreadsheet

Appendix
- Adopted Goals
- Planning Commission Resolution
- Vehicle Replacement Schedule
- City-owned Real Estate
- Project Sheets

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Executive Summary

Every municipality has a portfolio of capital assets that it owns, maintains, and employs to help deliver services to its residents. These assets include equipment, vehicles, roads, bridges, buildings, storm water systems, parklands, parking facilities, and more.

Michigan municipalities are required by PA 33 of 2008 to assemble a six-year Capital Improvements Plan to maintain, improve, or remove these assets; the City of Ypsilanti's Charter similarly requires that a five-year capital program be adopted annually, every January. This plan spans six fiscal years.

A Capital Improvement Plan (CIP) is a multi-year planning that identifies needs and financing sources for public assets. It complements the budget process, and provides valuable information to Council to aid in budget discussions. It includes information already included in the budget, but also incorporates information from other adopted plans and includes more in-depth information on individual projects, as well as projects further in the future. The Capital Improvements Plan is not prescriptive. As the needs and resources of the community change, so may its capital plans.

The CIP provides the link between planning and budgeting for capital expenditures to ensure that capital improvements are both fiscally sound and consistent with City long-range priorities, goals, and objectives.

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Background

Introduction and Purpose

The quality of the infrastructure and community facilities in the City directly influences the quality of life that the City can provide. As community infrastructure and facilities age, continual improvements and updates are required to stay current with changing demands and needs. Currently, the City reviews department requests on an annual basis, incorporating them into its two year Resource Allocation Plan. As the world recovers from the impacts of the pandemic and increased Federal funding for infrastructure is projected to become available, a capital improvement plan is deeply important. The Plan reflects six years' anticipated scheduling and costs for infrastructure, facilities, and equipment based on input from each City department.

A Capital Improvement Plan is a blueprint for planning a community's capital expenditures. It coordinates planning, financial capacity, and physical development, and is a management tool for the budget and planning processes. Upon adoption by the City Council, the CIP becomes a statement of city policy regarding the timing, location, character, and funding of future capital projects. The CIP represents City Council's best judgment at that time; however, future needs, financial constraints, and grant opportunities may result in programmatic changes over the six year period. Michigan municipalities are required by PA 33 of 2008 to assemble a six-year Capital Improvements Plan to maintain, improve, or remove assets; the City of Ypsilanti's Charter has a similar mandate.

Public Act 33 of 2008

"To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise.

Article V, Section 11 & 12, Ypsilanti City Charter

Capital Program

(a) Submission to City Council. The City Manager shall prepare and submit to the City Council a five-year capital program no later than the final date for submission of the budget.

(b) Contents. The capital program shall include:

(1) A clear general summary of its contents;

(2) A list of all capital improvements and other capital expenditures which are proposed to be undertaken during the five fiscal years next ensuing, with appropriate supporting information as to the necessity of each;

(3) Cost estimates and recommended time schedules for each improvement or other capital expenditure;

(4) Method of financing, upon which each capital expenditure is to be reliant; and

(5) The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

The above shall be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition. "

Council action on capital programs.

(a)Notice and Hearing. The City Council shall publish the general summary of the capital program and a notice stating:

(1)The times and places where copies of the capital program are available for inspection by the public, and

(2)The time and place, not less than two weeks after such publication, for a public hearing on the capital program.

(b)Adoption. The City Council by resolution shall adopt the capital program with or without amendment after the public hearing on or before January 31st.

Relationship between CIP and Adopted Plans

The CIP is a tool in implementing the long-range goals of the adopted master plan, recreation plan, nonmotorized plan, climate action &/or sustainability plans, as well as the more immediate annual Council-adopted goals. Many of these goals call for physical improvements, not just policy updates; ensuring that these improvements are planned and budgeted for is a practical step towards implementation. The Master Plan (2021) goals and the 2022 adopted Council Goals are shown below; goals of the Sustainability Plan (2021), Climate Action Plan (2012), Energy Plan (2018), Parks and Recreation Master Plan (2020), and Urban Forestry Management Plan (2012) are included in Appendix A.

Council Adopted Goals 2022 (Res. 2022-043)

1. Infrastructure
- a. Commons
  - i. Develop Water Street
    - 1. Summarize progress on Water Street and approve Letters of intent with a developer.
  - ii. Redevelop long-term vacant sites in the city
    - 1. i.e., Water Street, 220 N Park, and Angstrom
  - iii. Open/Reinstate Park Bathrooms
  - iv. Improve roads, implement a road pavement preservation program
    - 1. Complete road improvement projects and road maintenance as funding allows.
- b. Buildings
  - i. Improve Facilities – Maintenance schedules & Upgrades (DPS, Police, Fire)
    - 1. Create regular maintenance schedules for each facility and create replacement schedules for critical facility equipment.

2. Community
- a. Safety
  - i. Develop a Crisis/Mental health Intervention and Response Team
    - 1. Explore partnership with County Crisis Team, EMU, and Ypsilanti Fire Department to keep our community safe with trained crisis professionals that can de-escalate situations without the presence of armed officers.
  - ii. Continue community policing philosophy
    - 1. Provide the Police Department support in these efforts.
- b. Connections
  - i. Continue investment in cultural and community offerings and partnerships.
    - 1. To enhance access for citizens to the arts and new experiences/community building with new and innovative partnerships.
  - ii. Increase participation within the community for public meetings.

3. Staff
- a. Development
  - i. Implement compensation study
    - 1. Adequately compensate employees through the creation of a non-union wage scale.
  - ii. Implement recruitment and retention strategies (Police, DPS, Fire, Administrative)
  - iii. Provide Human Resources recruiting and selection training.
    - 1. Equip Directors with proper interviewing techniques.
  - iv. Create an incentive-based programs to retain talent.
  - v. Re-establish Parks and Rec Department.
- b. Impact
  - i. Select a new payroll and HRIS system.
  - ii. Establish and implement incentive program to increase employee morale.
  - iii. Increase salaries to promote employee retention.

Shape Ypsilanti (Master Plan, 2021)

- Safety comes first
- Diversity is our strength
- Ypsilanti is sustainable
- Communication is key
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti
- Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond
- Ypsilanti is a great place to do business, especially the green and creative kind
- Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape!
- Ypsilanti is an asset of Eastern Michigan University, and Eastern Michigan University is an asset of Ypsilanti
- We can only achieve our vision by building a community amongst ourselves and with our neighbors

Relationship between CIP and Budget

The CIP helps to make capital spending more predictable and transparent. The CIP does not address all of the capital expenditures for the City, nor all of the significant budget items, such as debt service, but provides for physical improvements and purchases that are permanent in nature, including the basic facilities, services, and installations needed for the functioning of the community. The intent is to have the first year of the CIP align with the proposed capital budget for the current fiscal year. The remaining years of the CIP serve as a financial plan for capital investments.

Definition of Capital

Capital projects and improvements are major non-recurring tangible assets and projects including:

1. Replacements and improvements greater than or equal to $10,000;
2. "Program" of projects whose total is greater than or equal to $10,000; or
3. Equipment purchases greater than or equal to $10,000 and a service life of at least 5 years.
4. Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvements projects, provided that the cost is $10,000 or more and will have a useful life of three years or more.
5. Any planning, feasibility, engineering, or design study costing $25,000 or more that is not part of an individual capital improvements project or a program, that is implemented through individual capital improvements projects.

Private Sector vs Public

In the private sector, the Generally Accepted Accounting Principles (GAAP) and tax implications guide the delineation between what is a capital cost and what is an expense. Although public institutions do not generally concern themselves with tax implications in this regard, and have much greater leeway when designating what constitutes capital costs, following the concepts behind the GAAP helps the capital planning process be more legible to those members of the public who may be more familiar with these standards. Capital costs, per GAAP, are considered to be those that become a physical asset of your institution and are typically large costs. For example, a vehicle or building construction/purchase is considered a capital expenditure.

6. Any acquisition of land for a public purpose that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects, provided that the cost is $25,000 or more.

Examples include construction, expansion, or renovation of a public building; major equipment; the acquisition of land for public use; or new storm sewers. The adoption of a common definition assists in determining what projects are part of the capital improvement program versus those that are part of the general budget. Typically, leases are not a capital cost because the institution does not bear the cost of depreciation nor is the item an asset. Note that this does not align, nor does it need to align, with the spending authorization limits placed on staff &/or Council, nor does this definition necessarily align with what projects/items are *capitalized*.

Expenses

An *expense* is the cost for anything required to keep the City running on a daily basis. Typically these items are consumed or used either immediately or over the course of a year. In the private sector, the costs can often be deducted as business expenses each year at tax time. Usually, general repair and maintenance costs are considered expenses. For example, if a vehicle stops working, the part needed to repair it should be categorized as an expense, because the expenditure was necessary to return your vehicle to its previous working condition. Similarly, expenses for maintenance work that keeps equipment or facilities functioning properly during the course of its expected lifetime are considered regular business expenses.

Determining the Differences

In the private sector, two factors determine whether an expense is a repair versus capitalized expense - lifespan and value. A repair keeps equipment or buildings functioning on the same level. Work considered to be an improvement to the physical space or that significantly extends the lifespan of equipment to the point of increasing the asset's actual value is considered a capital cost. For example, if while moving furniture around in your office you smash a hole in the wall, the materials needed to repair the hole and repaint the wall would be considered a repair or maintenance expense, because you were returning the room to its previous condition. As another example, if during a storm a falling tree created a hole in a pavilion roof, the materials needed to repair the hole would be considered a repair or maintenance expense, because we're returning the pavilion to its previous condition. Replacing a worn-out roof or boiler would be a capital cost, as by replacing those elements that have lived out their lives, we are extending the life of the existing asset. Likewise, if we renovated the pavilion to make it larger and add an outdoor fireplace, the expenditure would be categorized as a capital cost, because we would be adding to the value of the underlying asset.

Only the projects that meet the definition of a capital project or capital improvement are included in the capital improvement program. A capital improvement project can include one or more of the following:

- **Building Maintenance:** the repair, replacement, or upgrades of exterior and interior walls, roofs, furnishings and similar non-mechanical features that significantly extend a building's life. Examples include new roofs, windows and doors, tuckpointing and masonry repair, interior and exterior painting, carpeting and some furniture.
- **Building Equipment**: the repair or replacement of heating, ventilation, and air conditioning (HVAC) systems.
- **Building Construction**: includes the erecting of new buildings and additions that add usable floor space for staff and patrons.
- **Interior Equipment**: includes all equipment critical to the functioning of the city such as computers, telephones, cameras and voting machines.

- **Heavy Equipment**: includes apparatus used by the fire department and department of public services. Examples are lifesaving equipment, vehicle hoists, and similar specialized mechanisms that last for several years.
- **Vehicles:** encompasses cars, trucks, and grounds maintenance equipment. Vehicles are considered part of the motor pool that is maintained by the Department of Public Services. For the purpose of the capital improvements plan, vehicles are attached to their respective departments.
- **Infrastructure:** includes below grade, at grade, and above grade (non-building) improvements. Examples include stormwater, streets and sidewalks, playground equipment, bike lanes, landscape, and fences.

Assets

When planning for capital improvements, it is important to understand what the City is responsible for maintaining. Even without planning for any major improvements, the City has a responsibility to maintain the level of service to the community and bring capital assets, facilities, and infrastructure into compliance with local, state, and federal laws.

Identifying all community assets, whether or not they are owned and maintained by the City of Ypsilanti, is beneficial for project coordination and long-term planning. At this time, many community assets are actually owned and operated by a separate entity, including the Ypsilanti District Library Michigan Avenue branch, the Highland Cemetery, the City's water supply and wastewater infrastructure, the City's electricity and natural gas, Ypsilanti Community Schools buildings and grounds, DTE streetlights, Michigan Department of Transportation roadways, and Eastern Michigan University assets. While these assets do not directly factor into the City's annual capital budgeting process, they often affect timing of the City's capital improvement projects. Sometimes circumstances change and it is possible that the City may be required to support a particular asset if the current authority or agency decides they no longer have the capacity to operate these facilities; Highland Cemetery is one such asset.

Town and Gown

Eastern Michigan University (EMU) employs over 2,500 people and the campus is over 800 acres, making it the largest employer and single largest land holder in the city. As a state university EMU is exempt from local taxes and many ordinances, but remains an important partner in planning for capital improvements. This Plan gives the City and the University a foundation for increased future coordination on various capital projects. While independent from the City, EMU is an important community asset for the City of Ypsilanti.

Utilities

Ypsilanti Community Utilities Authority (YCUA) provides water and wastewater services to property owners based on user fees. Water and wastewater services are essential community assets to residents and business owners, but these utilities are not owned nor operated by the City of Ypsilanti.

DTE owns and operates electricity for the City, and also is responsible for the maintenance of much of the City's public lighting. Notably, however, the City has opted for certain designs of lighting that are outside the usual DTE portfolio, including the West Cross business district lighting and the Downtown/Depot Town Granville-style green posts; the City bears the full cost for replacement of these nonstandard fixtures.

The City of Ypsilanti is responsible for the vast majority of stormwater drains in the right-of-way; however, Ypsilanti Community Schools (YCS) is responsible for its own stormwater management and the office of the Washtenaw County Water Resources Commissioner maintains some portions, largely on the west side of the City, as well. Eastern Michigan University's stormwater system is considered to be

nested within the City's. These stormwater systems are regulated under the National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit system, administered by Michigan's Department of Energy, Great Lakes, and the Environment (EGLE). Stormwater infrastructure is currently supported largely via roads funding.

Solid waste collection is provided by the City via contract; and single-stream curbside recycling and yard waste collection are provided by City staff. The City contracts with Recycle Ann Arbor to allow City residents to use their services at a reduced rate. These services are supported by a tax millage levy of approximately 2.7 mills.

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Process

2022/2023 Process

The CIP development process began in November 2021. To develop this plan, previous budgets and plans were examined; department heads were asked in November to submit planned capital projects for the coming six years. This year's process continued to be slightly challenged by the disruption to normal business caused by the pandemic and the accompanying changes in technology.

Adoption (2023 and beyond)

The annual adoption and update process are governed by both PA 33 of 2008 – commonly called the Planning Enabling Act- and Article V, Finance, Sections 11 & 12 of the City Charter. The CIP adoption processes prescribed by each can be and have been interpreted to complement each other.

The process will include the following groups:

- **Planning Commission:** reviews recommendations, provides feedback regarding the requests. This year, the review occurred in March.
- **City Council:** reviews recommendations, receives public input, conducts public hearing(s), and adopts the CIP. Uses CIP in budget discussions.
- **Residents** are encouraged to participate in plan development by working with the various boards and commissions and City Council at public hearings, town halls, and open houses.

The quality of the infrastructure and community facilities in the City directly influences the quality of life that the City can provide. As community infrastructure and facilities age, continual improvements and updates are required to stay current with changing demands and needs. The CIP cannot simply be adopted once; it must be a living document that is updated annually. This document can be a "cheat sheet" for annual budget updates, provided that it is maintained.

At the end of every calendar year, midpoint in the budget year, each department will provide the Department of Public Services with updated information regarding their assets and projects, which will be used to update the CIP. At the beginning of the calendar year, Finance will use this information to develop the draft budget for the coming fiscal year. When Council forms their annual goals, they will have a prioritized list of capital improvements that helps inform their decisions about non-policy expenditures, which in turn will drive the final adopted budget.

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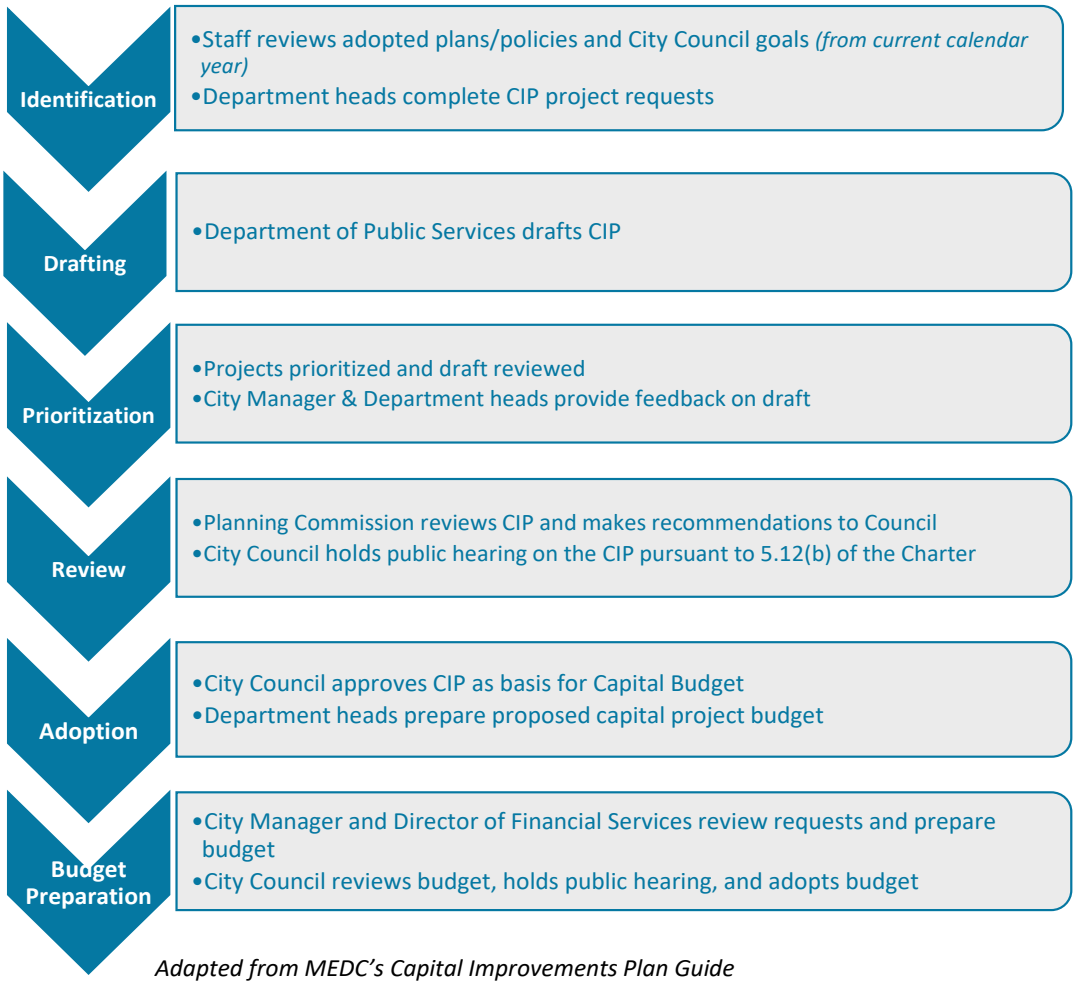
Figure 1. Target Capital Improvement Program Process/Timing



Adapted from MEDC's Capital Improvements Plan Guide

Structure

Capital planning is an ongoing process that requires long-term planning and annual budgeting. The Plan is organized by project and by fiscal year; it can be sorted by Department or Justification. Note, however, that some capital needs may require spending in multiple years. One example is large infrastructure projects, which may require engineering and design some years prior to construction; also note that the "construction season" (May-October) spans two fiscal years for the City.

Project Justification

An essential component of the Capital Improvement Program is to establish a framework for capital project selection. To aid these choices, projects are categorized into one of five categories: regulatory/mandatory, strategic, discretionary cost/risk avoidance, and discretionary. These categories provide the framework for making capital project decisions in order to ensure the City's financial viability, improve and maintain levels of service and legal compliance, provide equitable community development, and meet other strategic goals.

Mandatory

The projects in this category address legal, regulatory, or contractual requirements. This category could include such projects as the installation of sidewalk ADA ramps per the City's court settlement, or the purchase of staff personal protective equipment called for by contract or MIOSHA standards.

Risk Avoidance

This includes, but is not limited to, projects that address a safety issue for Ypsilanti's residents, workers, and visitors. This may include replacing a roof on a public facility, remediation for environmental issues in City facilities, bridge repair or replacement, or dam removal. In this category are also projects that may cost a significant of money now, but either have a direct return on investment (such as investment in energy efficiency), or the less-obvious avoidance of significant costs, such as replacement rather than repair, catastrophic damage, or legal settlements.

Strategic

These projects address long-term community needs and goals. They may be part of multiyear strategies for economic, social, or environmental sustainability, and have likely been identified in Shape Ypsilanti, the Parks and Recreation master plan, the Climate Action Plan, Reimagine Washtenaw, or another adopted plan or policy, or they may be new opportunities that strongly align with or further one of the goals of these documents.

Added Value

These are projects that are generally considered "nice to have." They are projects that would improve the City in some manner, but do not have a significant safety impact, improve regulatory compliance, further the long-term strategic goals of the City in a meaningful way, or have a quantifiable return on investment. However, these are projects that would bring value to the City's residents.

Funding

Funding for capital improvement projects came from various sources including capital funds, federal and state grants, local contributions, charges for services, transfers, and special designated funds. Grant funding is generally not identified as a funding source in this document until and unless that grant has been secured or it is distributed in a formulaic and reliable manner.

Notably, many of the sources of funding have certain restrictions on their use, and are budgeted accordingly into designated funds. For the most part, these special funds are expected to be self-supporting, with revenues equaling or exceeding expenditures, but from time to time may require subsidization from the general fund.

Grants come in many shapes and forms. Grants generally are distributed in two ways: by formula, or competitively. Community Development Block Grants (CDBG) are an example of a grant distributed via formula; Natural Resources Trust Fund is an example of a grant distributed competitively. There are grants that are given up-front and grants that are given via reimbursement; there are even certain projects, such as federal aid roads or certain transportation grants, where a state agency floats the costs then sends the participating agency a bill for the portion of the work that is their responsibility, known as Local Area Program (LAP). As such, grant amounts may be highly variable or somewhat predictable, and funding may come for a project concurrent with it or afterwards. These are factors which play into some of the project distributions seen in the tables following.

Common Capital Funds

Fund	Description	Source	Department
202	Major Roads	Michigan Transportation Fund (Act 51)	DPS
203	Local Roads	Michigan Transportation Fund (Act 51)	DPS
226	Garbage and Rubbish Collection	Sanitation millage, general fund	DPS
414	Capital Improvement	General Fund	Manager/Finance
495	Sidewalk	Metro Act, CDBG, General Fund	DPS
514	Parking	Parking meter, permit, and ticket revenue	DPS
641	Motorpool	Internal transfers from departments	Manager/Finance

The Plan

Capital Improvements Requests 2022/23 through 2028/29

Request Title	FY2022 Capital Cost	FY2023 Capital Costs	FY2024 Capital Costs	FY2025 Capital Costs	FY2026 Capital Costs	Department	Project Number	FUND
Stormwater/Roads - Huron/Emmet Reline	$93,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Parks - Frog Island Accessibility Improvements	$200,000.00	$160,000.00	$0.00	$0.00	$0.00	Public Works	NA	414
Parking - EV Charging Stations	$50,000.00	$50,000.00	$0.00	$0.00	$0.00	Public Works	NA	514
Parks - Parkridge Park accessible entrance (CDBG)	$90,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Cross Street Bridge Replacement Feasibility Study	$23,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Physical Fitness Room and Equipment	$12,000.00	$0.00	$0.00	$0.00	$0.00	Police Department	NA	414
Building Security	$12,000.00	$0.00	$0.00	$0.00	$0.00	Police Department	NA	414
Firearms Equipment Replacement	$9,904.00	$0.00	$0.00	$0.00	$0.00	Police Department	NA	414
Vehicles - Garden Tractor (#446)	$0.00	$0.00	$15,000.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Garden Tractor (#444)	$0.00	$0.00	$0.00	$0.00	$15,000.00	Public Works	NA	641
Vehicles - Garden Tractor (#443)	$0.00	$0.00	$15,000.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Environmental Collection (#612)	$233,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Environmental Collection (#607)	$0.00	$0.00	$233,000.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Dump Truck Salt Truck (#112)	$0.00	$0.00	$0.00	$187,000.00	$0.00	Public Works	NA	641
Vehicles - Dump Truck Salt Truck (#111)	$0.00	$0.00	$187,000.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Dump Truck Salt Truck (#109)	$0.00	$187,000.00	$0.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Dump Truck (#104)	$0.00	$0.00	$60,000.00	$0.00	$0.00	Public Works	NA	641
Vehicles - DPS Supervisor (#101)	$0.00	$0.00	$0.00	$35,000.00	$0.00	Public Works	NA	641
Vehicles - DPS Enviro Foreman (#610)	$0.00	$0.00	$0.00	$35,000.00	$0.00	Public Works	NA	641
Vehicles - DPS Director (#102)	$28,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	641
Vehicles - Brush Chipper (#642)	$50,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	641
Sidewalks - Sidewalk replacement	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	Public Works	NA	495
Sidewalks - METRO Ramps	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	Public Works	NA	495

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Sidewalks - Contracted Services	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	Public Works	NA	495
Sidewalks - CDBG Ramps	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	Public Works	NA	495
Rubbish - Residential Carts Replacement	$330,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	226
Roads - S Adams (Michigan to Catherine)	$199,500.00	$169,700.00	$0.00	$0.00	$0.00	Public Works	NA	202
Roads - County Road Millage 2022	$161,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Roads - Local Road Pavement Preservation/Storm Water Improvements Program	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	Public Works	NA	203
Roads - Huron River Drive (Cornell to LeForge)	$1,137,393.00	$1,006,143.00	$0.00	$0.00	$0.00	Public Works	NA	202
Roads - Harriet (Hawkins to Hamilton)	$0.00	$102,000.00	$286,500.00	$286,500.00	$0.00	Public Works	NA	202
Roads - Harriet (First to Hawkins)	$0.00	$125,500.00	$270,766.00	$270,766.00	$0.00	Public Works	NA	202
Roads - Cornell (Washtenaw to B2B)	$0.00	$0.00	$0.00	$191,000.00	$412,083.00	Public Works	NA	202
Roads - Cornell (B2B to HRD)	$0.00	$0.00	$0.00	$148,200.00	$319,742.00	Public Works	NA	202
Parks - Capital Projects	$125,000.00	$125,000.00	$125,000.00	$125,000.00	$125,000.00	Public Works	NA	414
Roads - I-94/Huron Street Bridge	$70,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Roads - Huron Hamilton Road Diet Contribution	$150,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Facilities - Police Department Retaining Wall Stabilization	$30,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Facilities - Police Department Foundation Repairs	$50,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Facilities - I-94/Huron Street Bridge Lighting	$75,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Facilities - DPS Paved Parking & ADA space	$0.00	$0.00	$50,000.00	$0.00	$0.00	Public Works	NA	414
Facilities - City Hall Elevator Modernization	$325,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Facilities - DPS North Pole Barn Concrete Pad	$0.00	$60,000.00	$0.00	$0.00	$0.00	Public Works	NA	414
Facilities - DPS Aggregate material stall	$30,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Bridge - Forest St	$234,375.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	202
Bridge - LeForge & Factory	$0.00	$0.00	$115,000.00	$0.00	$0.00	Public Works	NA	202
Senior Center - HVAC & Electrical	$40,000.00	$0.00	$0.00	$0.00	$0.00	Facilities Improvement	NA	414
Computer Replacement	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	Computer Sys - City Wide	NA	414
Amtrak Train Stop	$0.00	$0.00	$0.00	$0.00	$0.00	Public Works	NA	414
Fire Marshal vehicle	$32,000.00	$0.00	$0.00	$0.00	$0.00	Fire Motorpool	NA	641
Office building maintenance	$20,000.00	$0.00	$0.00	$0.00	$0.00	Fire	NA	414
YFD Parking Lot Concrete and Drains	$125,000.00	$0.00	$0.00	$0.00	$0.00	Fire	NA	414

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Vehicles - Wacker Loader w Bucket (#440)	$0.00	$0.00	$0.00	$0.00	$75,000.00	Public Works	82	641
Vehicles - PD Vehicles	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	Police	8	641
Parking - ongoing lot improvements	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	Public Works	77	514
Parks - Peninsular Dam Removal	$500,000.00	$0.00	$0.00	$0.00	$0.00	Community & Economic Development	75	414
YPD DSS Logger	$4,500.00	$0.00	$0.00	$0.00	$0.00	Police	7	414
Vehicles - Utility Snow Removal Vehicle (#441)	$0.00	$0.00	$0.00	$0.00	$25,000.00	Public Works	69	641
Vehicles - Street Sweeper (#142)	$245,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	65	641
Vehicles - Stake Truck (#131)	$60,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	63	641
Vehicles - Stake Truck (#452)	$60,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	62	641
Vehicles - Signal Shop Aerial Lift Truck (#122)	$0.00	$0.00	$0.00	$0.00	$90,000.00	Public Works	59	641
Vehicles - Recycling/Yard Waste Rear Load Packer (#607)	$0.00	$233,000.00	$0.00	$0.00	$0.00	Public Works	58	641
YPD In Car Camera System	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	Police	5	414
Vehicles - Bobcat loader w bucket (#128)	$66,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	44	641
Vehicles - Recycling/Yard Waste Rear Loader Truck (#162)	$233,000.00	$0.00	$0.00	$0.00	$0.00	Public Works	42	641
YPD Axon Body Cameras	$15,108.00	$0.00	$0.00	$0.00	$0.00	Police	4	414
Senior Center - Ventilation & Fire Suppression	$40,000.00	$0.00	$0.00	$0.00	$0.00	Facilities Improvement	17	414
Senior Center - Classroom Addition	$0.00	$0.00	$100,000.00	$0.00	$0.00	Facilities Improvement	16	414
Parkridge - Classroom Expansion	$0.00	$300,000.00	$0.00	$0.00	$0.00	Community & Economic Development	14	414
Vehicles - Volvo Loader - Salt/Trash (#129)	$0.00	$0.00	$0.00	$0.00	$0.00	Public Works	106	641

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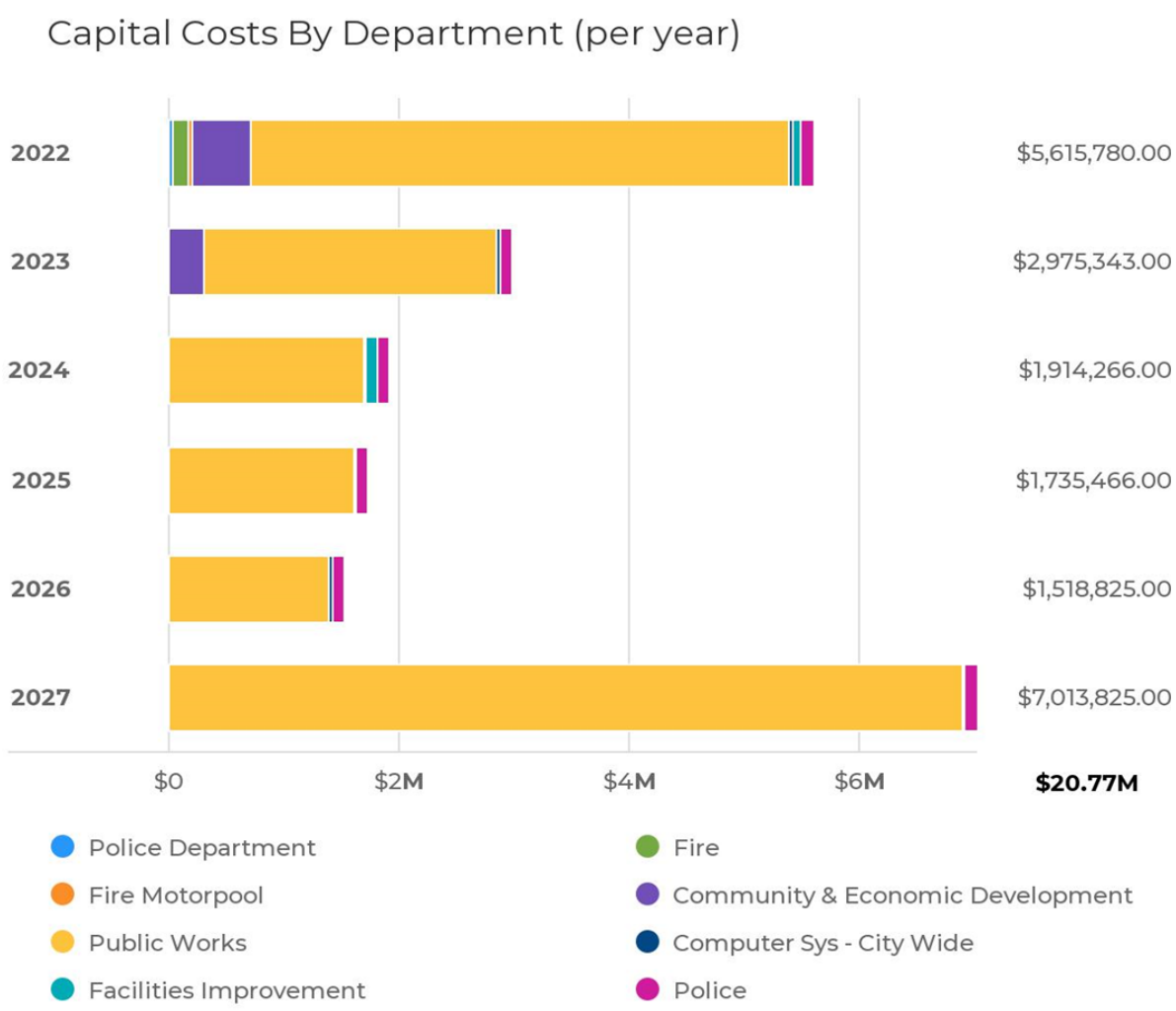
Capital Costs By Department (per year)
2022
2023
2024
2025
2026
2027
$5,615,780.00
$2,975,343.00
$1,914,266.00
$1,735,466.00
$1,518,825.00
$7,013,825.00
$0
$2M
$4M
$6M
$20.77M
Police Department
Fire
Fire Motorpool
Community & Economic Development
Public Works
Computer Sys - City Wide
Facilities Improvement
Police

Request Title	FY2022 Capital Cost	All Years Capital Cost	Department	Budget Fund/Funding Source
Amtrak Train Stop	$0.00	$5,500,000.00	Public Works	414 - General Capital Improvements
Cross Street Bridge Replacement Feasibility Study	$23,000.00	$23,000.00	Public Works	202 - Major Roads
Parking - EV Charging Stations	$50,000.00	$100,000.00	Public Works	514 - Parking
Parking - ongoing lot improvements	$50,000.00	$300,000.00	Public Works	514 - Parking
Parkridge - Classroom Expansion	$0.00	$300,000.00	Community & Economic Development	414 - General Capital Improvements
Parks - Frog Island Accessibility Improvements	$200,000.00	$360,000.00	Public Works	414 - General Capital Improvements
Parks - Parkridge Park accessible entrance (CDBG)	$90,000.00	$90,000.00	Public Works	414 - General Capital Improvements
Parks - Peninsular Dam Removal	$500,000.00	$500,000.00	Community & Economic Development	414 - General Capital Improvements
Senior Center - Classroom Addition	$0.00	$100,000.00	Facilities Improvement	414 - General Capital Improvements
Senior Center - HVAC & Electrical	$40,000.00	$40,000.00	Facilities Improvement	414 - General Capital Improvements
Senior Center - Ventilation & Fire Suppression	$40,000.00	$40,000.00	Facilities Improvement	414 - General Capital Improvements
Stormwater/Roads - Huron/Emmet Reline	$93,000.00	$93,000.00	Public Works	202 - Major Roads
Computer Replacement	$25,000.00	$150,000.00	Computer Sys - City Wide	NA
Fire Marshal vehicle	$32,000.00	$32,000.00	Fire Motorpool	641 - Motorpool
Office building maintenance	$20,000.00	$20,000.00	Fire	414 - General Capital Improvements
YFD Parking Lot Concrete and Drains	$125,000.00	$125,000.00	Fire	414 - General Capital Improvements
Bridge - Forest St	$234,375.00	$234,375.00	Public Works	202 - Major Roads
Bridge - LeForge & Factory	$0.00	$115,000.00	Public Works	202 - Major Roads
Facilities - City Hall Elevator Modernization	$325,000.00	$325,000.00	Public Works	414 - General Capital Improvements
Facilities - DPS Aggregate material stall	$30,000.00	$30,000.00	Public Works	414 - General Capital Improvements
Facilities - DPS North Pole Barn Concrete Pad	$0.00	$60,000.00	Public Works	414 - General Capital Improvements
Facilities - DPS Paved Parking & ADA space	$0.00	$50,000.00	Public Works	202 - Major Roads
Facilities - I-94/Huron Street Bridge Lighting	$75,000.00	$75,000.00	Public Works	414 - General Capital Improvements
Facilities - Police Department Foundation Repairs	$50,000.00	$50,000.00	Public Works	414 - General Capital Improvements

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Facilities - Police Department Retaining Wall Stabilization	$30,000.00	$30,000.00	Public Works	414 - General Capital Improvements
Parks - Capital Projects	$125,000.00	$750,000.00	Public Works	414 - General Capital Improvements
Roads - Cornell (B2B to HRD)	$0.00	$787,684.00	Public Works	202 - Major Roads
Roads - Cornell (Washtenaw to B2B)	$0.00	$1,015,166.00	Public Works	202 - Major Roads
Roads - County Road Millage 2022	$161,000.00	$161,000.00	Public Works	203 - Local Roads
Roads - Harriet (First to Hawkins)	$0.00	$667,032.00	Public Works	202 - Major Roads
Roads - Harriet (Hawkins to Hamilton)	$0.00	$675,000.00	Public Works	202 - Major Roads
Roads - Huron Hamilton Road Diet Contribution	$150,000.00	$150,000.00	Public Works	414 - General Capital Improvements
Roads - Huron River Drive (Cornell to LeForge)	$1,137,393.00	$2,143,536.00	Public Works	202 - Major Roads
Roads - I-94/Huron Street Bridge	$70,000.00	$70,000.00	Public Works	414 - General Capital Improvements
Roads - Local Road Pavement Preservation/Storm Water Improvements Program	$150,000.00	$900,000.00	Public Works	203 - Local Roads
Roads - S Adams (Michigan to Catherine)	$199,500.00	$369,200.00	Public Works	202 - Major Roads
Rubbish - Residential Carts Replacement	$330,000.00	$330,000.00	Public Works	226 - Garbage and Rubbish Collection
Sidewalks - CDBG Ramps	$50,000.00	$300,000.00	Public Works	495 - Sidewalk
Sidewalks - Contracted Services	$20,000.00	$120,000.00	Public Works	495 - Sidewalk
Sidewalks - METRO Ramps	$50,000.00	$300,000.00	Public Works	495 - Sidewalk
Sidewalks - Sidewalk replacement	$12,000.00	$72,000.00	Public Works	495 - Sidewalk
Vehicles - Bobcat loader w bucket (#128)	$66,000.00	$66,000.00	Public Works	641 - Motorpool
Vehicles - Brush Chipper (#642)	$50,000.00	$50,000.00	Public Works	641 - Motorpool
Vehicles - DPS Director (#102)	$28,000.00	$28,000.00	Public Works	641 - Motorpool
Vehicles - DPS Enviro Foreman (#610)	$0.00	$35,000.00	Public Works	641 - Motorpool
Vehicles - DPS Supervisor (#101)	$0.00	$35,000.00	Public Works	641 - Motorpool
Vehicles - Dump Truck (#104)	$0.00	$60,000.00	Public Works	641 - Motorpool
Vehicles - Dump Truck Salt Truck (#109)	$0.00	$187,000.00	Public Works	641 - Motorpool
Vehicles - Dump Truck Salt Truck (#111)	$0.00	$187,000.00	Public Works	641 - Motorpool
Vehicles - Dump Truck Salt Truck (#112)	$0.00	$187,000.00	Public Works	641 - Motorpool
Vehicles - Environmental Collection (#607)	$0.00	$233,000.00	Public Works	641 - Motorpool
Vehicles - Environmental Collection (#612)	$233,000.00	$233,000.00	Public Works	641 - Motorpool

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Vehicles - Garden Tractor (#443)	$0.00	$15,000.00	Public Works	641 - Motorpool
Vehicles - Garden Tractor (#444)	$0.00	$15,000.00	Public Works	641 - Motorpool
Vehicles - Garden Tractor (#446)	$0.00	$15,000.00	Public Works	641 - Motorpool
Vehicles - Recycling/Yard Waste Rear Load Packer (#607)	$0.00	$233,000.00	Public Works	NA
Vehicles - Recycling/Yard Waste Rear Loader Truck (#162)	$233,000.00	$233,000.00	Public Works	641 - Motorpool
Vehicles - Signal Shop Aerial Lift Truck (#122)	$0.00	$90,000.00	Public Works	641 - Motorpool
Vehicles - Stake Truck (#131)	$60,000.00	$60,000.00	Public Works	641 - Motorpool
Vehicles - Stake Truck (#452)	$60,000.00	$60,000.00	Public Works	641 - Motorpool
Vehicles - Street Sweeper (#142)	$245,000.00	$245,000.00	Public Works	641 - Motorpool
Vehicles - Utility Snow Removal Vehicle (#441)	$0.00	$25,000.00	Public Works	641 - Motorpool
Vehicles - Volvo Loader - Salt/Trash (#129)	$0.00	$200,000.00	Public Works	641 - Motorpool
Vehicles - Wacker Loader w Bucket (#440)	$0.00	$75,000.00	Public Works	641 - Motorpool
Building Security	$12,000.00	$12,000.00	Police Department	NA
Firearms Equipment Replacement	$9,904.00	$9,904.00	Police Department	NA
Physical Fitness Room and Equipment	$12,000.00	$12,000.00	Police Department	NA
Vehicles - PD Vehicles	$90,000.00	$540,000.00	Police	641 - Motorpool
YPD Axon Body Cameras	$15,108.00	$15,108.00	Police	414 - General Capital Improvements
YPD DSS Logger	$4,500.00	$4,500.00	Police	414 - General Capital Improvements
YPD In Car Camera System	$10,000.00	$60,000.00	Police	414 - General Capital Improvements

Key	Dept	Project Title	Justification	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Fund
73	CED	Tablets & software for Building & Code enforcement	Strategic	$20,000	--						414
72	CED	Vehicles - Ordinance Officer Vehicle	Risk avoidance	$25,000							641
35	DPS	Roads - N Washington (W Cross to Emmet)	Risk avoidance	$10,000	$114,200						202
88	DPS	Roads - sidewalk replacement	Risk avoidance	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	495
85	DPS	Huron Hamilton Road Diet Contribution	Strategic	$25,000	$150,000						414

Key	Dept	Project Title	Justification	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Fund
20	DPS	DPS office - breakroom reno	Strategic	$25,000							414
87	DPS	I-94/Huron Street Pedestrian Bridge	Strategic	$30,000	$175,000						414
84	DPS	W Cross Parking Lane Contribution	Mandatory	$50,000							202
61	DPS	Vehicles - Stake Truck (#126)	Risk avoidance	$55,000							641
18	DPS	Bridge - Cross Street	Mandatory	$60,000							202
27	DPS	DPS Propane Filling Station	Strategic	$60,000							414
76	DPS	Parking - Depot Town Capital Improvements	Risk avoidance	$70,000							414
81	DPS	Residential Carts Replacement	Strategic	$75,000							226
29	DPS	Parks - Capital Projects	Risk avoidance	$125,000	$125,000	$125,000	$125,000	$125,000			414
41	DPS	Roads - ADA sidewalk ramps (construction)	Mandatory	$140,000	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000	495
36	DPS	Roads - Huron River Drive (Cornell to LeForge)	Risk avoidance	$175,000	$787,500	$787,500					202
50	DPS	Vehicles - Dump Truck Salt Truck (#108)	Risk avoidance	$176,000							641
19	DPS	Bridge - Forest St	Mandatory	$186,250	$156,250						202
37	DPS	Roads - Oakwood (Sherman to Congress) & rail spur removal	Risk avoidance	$332,200							202
21	DPS	DPS Aggregate Material Stall	Strategic		$30,000						414
77	DPS	Parking - ongoing lot imrpvements	Risk avoidance		$50,000	$50,000	$50,000	$50,000	$50,000		514
45	DPS	Vehicles - Brush Chipper (#642)	Risk avoidance		$50,000						641
62	DPS	Vehicles - Stake Truck (#452)	Risk avoidance		$60,000						641
44	DPS	Vehicles - Bobcat Loader w Bucket (#128)	Risk avoidance		$66,000						641
92	*DPS*	*Roads -Huron (Leforge to Forest)*	*Risk avoidance*		*$100,000*	*$393,750*	*$393,750*				*202*
42	DPS	Vehicles - Recycling/Yard Waste Rear Loader Truck (#612)	Risk avoidance		$233,000						641
65	DPS	Vehicles - Street Sweeper (#142)	Risk avoidance		$245,000	--					641
48	DPS	Vehicles - DPS Director (#102)	Risk avoidance			$28,000					641
22	DPS	DPS North Pole Barn Concrete Pad	Risk avoidance			$60,000					414
63	DPS	Vehicles - Stake Truck (#131)	Risk avoidance			$60,000					641
83	DPS	Stake Truck (#131)	Risk avoidance			$60,000					641
51	DPS	Vehicles - Dump Truck Salt Truck (#109)	Risk avoidance			$187,000					641
38	DPS	Roads - S Adams (Michigan to Catherine)	Risk avoidance			$199,500	$169,700				202

Key	Dept	Project Title	Justification	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Fund
54	DPS	Vehicles - Garden Tractor (#443)	Risk avoidance				$15,000				641
55	DPS	Vehicles - Garden Tractor (#446)	Risk avoidance				$15,000				641
23	DPS	DPS Paved Parking + ADA space	Strategic				$50,000				414
49	DPS	Vehicles - Dump Truck (#104)	Risk avoidance				$60,000				641
89	DPS	Roads - Harriet (Hawkins to Huron)	Risk avoidance				$80,000	$140,000	$140,000		202
33	DPS	Roads - Harriet (First to Hawkins)	Risk avoidance				$92,000	$162,500	$162,500		202
52	DPS	Vehicles - Dump Truck Salt Truck (#111)	Risk avoidance				$187,000				641
58	DPS	Vehicles - Recycling/Yard Waste Rear Load Packer (#607)	Risk avoidance				$233,000				641
67	DPS	Vehicles - DPS Enviro Foreman (#610)	Risk avoidance					$35,000			641
68	DPS	Vehicles - DPS Supervisor (#101)	Risk avoidance					$35,000			641
32	DPS	Roads - Cornell (Kingwood to HRD)	Risk avoidance					$136,000	$238,000	$238,000	202
53	DPS	Vehicles - Dump Truck Salt Truck (#112)	Risk avoidance					$187,000			641
56	DPS	Vehicles - Garden Tractor (#444)	Risk avoidance						$15,000		641
69	DPS	Vehicles - Utility Snow Removal Vehicle (#441)	Risk avoidance						$25,000		641
82	DPS	Wacker Loader w/Bucket (#440)	Risk avoidance						$75,000		641
59	DPS	Vehicles - Signal Shop Aerial Lift Truck (#122)	Risk avoidance						$90,000		641
90	DPS	Roads - Cornell (Washtenaw to Kingwood)	Risk avoidance						$115,000		202
15	Facility Partner	Senior Center Electrical & HVAC	Risk avoidance		$40,000						414
17	Facility Partner	Senior Center Ventilation & Fire Suppression	Strategic		$40,000						414
16	Facility Partner	Senior Center Classroom Addition	Strategic		$100,000						414
14	Facility Partner	Parkridge Classroom Expansion	Strategic			$300,000					414
1	Finance	Chart of Accounts Update	Mandatory	$20,000							414
91	Finance	Computer replacement	Strategic	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	414
75	Manager	Peninsular Dam Removal	Mandatory		$2,700,000						414
74	Manager	Amtrak Train Stop	Strategic							$5,500,000	414
12	YFD	YFD Office/Building Maintenance	Strategic	$15,000							414
11	YFD	YFD HVAC	Risk avoidance	$35,000	--						414

Key	Dept	Project Title	Justification	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Fund
80	YFD	Parking Lot Concrete and Drains	Risk avoidance	$45,000							414
7	YPD	DSS Logger	Mandatory	$4,500	$4,500						414
5	YPD	In Car Camera System	Mandatory	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000		414
4	YPD	Axon Body Cameras	Mandatory	$15,108	$15,108						414
8	YPD	Vehicles - PD Vehicles	Risk avoidance	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	641

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Adopted Goals

Council Goals (2022-43)

1. Infrastructure
    a. Commons
        i. Develop Water Street
            1. Summarize progress on Water Street and approve Letters of intent with a developer.
        ii. Redevelop long-term vacant sites in the city
            1. i.e., Water Street, 220 N Park, and Angstrom
        iii. Open/Reinstate Park Bathrooms
        iv. Improve roads, implement a road pavement preservation program
            1. Complete road improvement projects and road maintenance as funding allows.
    b. Buildings
        i. Improve Facilities – Maintenance schedules & Upgrades (DPS, Police, Fire)
            1. Create regular maintenance schedules for each facility and create replacement schedules for critical facility equipment.
2. Community
    a. Safety
        i. Develop a Crisis/Mental health Intervention and Response Team
            1. Explore partnership with County Crisis Team, EMU, and Ypsilanti Fire Department to keep our community safe with trained crisis professionals that can de-escalate situations without the presence of armed officers.
        ii. Continue community policing philosophy
            1. Provide the Police Department support in these efforts.
    b. Connections
        i. Continue investment in cultural and community offerings and partnerships.
            1. To enhance access for citizens to the arts and new experiences/community building with new and innovative partnerships.
        ii. Increase participation within the community for public meetings.
3. Staff
    a. Development
        i. Implement compensation study
            1. Adequately compensate employees through the creation of a non-union wage scale.
        ii. Implement recruitment and retention strategies (Police, DPS, Fire, Administrative)
        iii. Provide Human Resources recruiting and selection training.
            1. Equip Directors with proper interviewing techniques.
        iv. Create an incentive-based programs to retain talent.
        v. Re-establish Parks and Rec Department.
    b. Impact
        i. Select a new payroll and HRIS system.
        ii. Establish and implement incentive program to increase employee morale.
        iii. Increase salaries to promote employee retention.

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Master Plan (2021)

- Safety comes first
- Diversity is our strength
- Ypsilanti is sustainable
- Communication is key
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti
- Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond
- Ypsilanti is a great place to do business, especially the green and creative kind
- Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape!
- Ypsilanti is an asset of Eastern Michigan University, and Eastern Michigan University is an asset of Ypsilanti
- We can only achieve our vision by building a community amongst ourselves and with our neighbors

Sustainability Plan (2021)

- Eliminate new instances of soil contamination and responsibly deal with the legacy of existing polluted sites
- Ensure buildings and infrastructure are constructed in a manner complementary to soil structure, slopes, and drainage
- Protect the watershed from further contamination
- Preserve and expand the City's capacity to deal with heavy rainfall to mitigate negative effects on people and property
- Promote resources for water conservation and testing to ensure access efficiency upgrades and clean water
- Decrease the community's emissions by 171,310 metric tons of CO_2e by 2030
- Decrease government operation emission in support of attaining citywide net zero by 2030
- Reduce the amount of waste generated in Ypsilanti that enters landfills
- Expand and protect natural habitats
- To preserve and expand a resilient tree canopy
- Maintain and expand transportation options including the development of bicycle, pedestrian, and sharing networks
- Incentivize energy efficient and socially responsible development
- Increase neighborhood resiliency during times of disruption.
- Play a leading role in educating Ypsilanti residents on sustainability topics.
- Develop the datasets necessary to determine where disaster relief should be targeted
- Mitigate the damage inflicted on residents, infrastructure, and property from extreme weather

Climate Action Plan (2012)

Buildings	Infrastructure	Land Use And Transportation	Culture Change
• Implement Commercial Lighting Retrofits and Weatherization • Install and Promote Building Lighting Sensors • Pursue Solar Thermal and Photovoltaic Opportunities • Incorporate Green Building Standards	• Upgrade Street Lights to LEDs • Increase Street Tree Canopy • Upgrade Wastewater Plan Controls and Promote Residential Water Efficiency • Increase Recycling Rates Through Competition	• Complete Network of Bicycle Facilities • Provide Parking Alternatives and Cash-out Options for Employees • Pursue Implementation of Transit Master Plan • Provide More Visibility for Alternative Transit	• Encourage Conservation Through Energy Competition • Community Sustainability Library • Residential Energy Education • Encourage Employees to Live in Ypsilanti
• Create Energy Efficient Rental Housing Certification • Promote Residential Weatherization Programs	• Place Artistic Trash and Recycling Bins Throughout Community • Create Kitchen Compost Drop-Off System	• Create and Promote Bike Sharing and Car-Sharing Programs • Prioritize Infill Development Opportunities in Master Plan Update	• Promote City Successes to Lead by Example • Include Stewardship, Engagement and Sustainability Education in Schools

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Nonmotorized Plan (2021)

- FILLER TEXT

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Energy Plan (2018)	
• Improve municipal building performance. • Identify and implement clean energy projects. • Increase energy efficiency and renewable energy funding through internal and external sources. • Sustain the city's revolving loan fund. • Establish an Energy Manager position. • Incorporate this energy plan into the scope of work for the city's Sustainability Commission • Promote and strengthen energy management policies and procedures.	• Improve knowledge of energy management and sustainable design among city staff, appointed and elected officials. • Improve the data-driven approach to managing energy use. • Establish a process to analyze data to determine energy use trends and billing errors. • Improve communications with facility managers, utility providers, and relevant contractors to resolve issues quickly. • Improve energy and sustainability-related communication resources. • Promote and share energy reduction achievements and projects with staff and residents.

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Urban Forestry Management Plan (2012-2020)

Resource Management

- Perform all high priority maintenance recommendations identified in the tree inventory during Years 1–4 of the eight-year management program. This will involve the removal of 878 trees and the pruning of 1,025 trees. Estimate cost for priority maintenances is approximately $522,775.
- Beginning in Year 4 of the eight-year management program, implement a routine pruning program to ensure all trees are pruned in seven years. This will involve the pruning of approximately 566 trees annually at an annual cost of approximately $74,901.
- Beginning in Year 4 of the seven-year management program, implement a young tree training pruning program to ensure all young and newly planted trees are pruned every three years. This will involve the pruning of 255 trees annually at an annual cost of approximately $6,467.
- Practice best management for maturing trees to maximize the cumulative survival rate. This includes training of tree crews, insect and dis-ease control, fertilizing, mulching, watering, and cabling and bracing (when applicable).
- Maintain or potentially expand the population (if budget allows) through tree planting. Plant 60 trees in Years 1–4, 110 trees in Year 5, and 208 trees in Year 6–8 to replace identified tree removals and stumps, loss due to natural mortality, and fill vacant planting sites.
- Practice best management for planting trees to maximize the cumulative success rate. This includes selecting wide varieties of trees, selecting the right mature-size tree for site restrictions, purchasing good quality stock, proper installation, mulching, watering, fertilizing, and pruning.
- Update the inventory database on a daily, weekly, or monthly basis to pro-vide accurate records and increase the opportunities for well-planned tree work.
- Conduct yearly inspections of the entire population and schedule required tree work appropriately. Also inspect the entire population after severe storm events.
- Annually check actual work performed versus benchmarks in the management program to monitor successes and discover areas for improvement.

Tree Canopy

- Increase canopy cover from 36.6 percent to 40 percent and budget adequately to maintain tree canopy.
- Concentrate planting efforts along streets in zones that need more trees to increase canopy cover.
- Identify opportune areas, such as parks with an abundance of pervious area, to plant trees using land cover information.

City Nursery

- Grow a more diverse palette of tree species to increase species diversity and ultimately the sustainability of the City's urban forest.

- Use the pot-in-pot method which combines the natural advantages of field-growing with the control and convenience of above-ground growing.

Administrative Support

- Hire enough city personnel or contract out tree work to implement the recommendations within this management plan.
- Encourage volunteers and build upon partnerships to help with nursery operations and plant and prune trees.
- Budget for and create funding sources to support a proactive urban forestry program.
- Implement a public relations program designed to educate the residents of Ypsilanti and to generate greater support for the urban forestry program.

Parks and Recreation Master Plan (2020)

- Ensure parks are attractive and accessible.
  - Ensure safe routes to parks and recreation facilities from neighborhoods, schools, and business districts, for people of all ability levels.
  - Ensure each park has a visible presence, entrance, and sign on adjacent rights-of-way.
  - Ensure that each park presents a well-maintained and clean image.
  - Ensure all parks, park shelters, trails, and other facilities are physically accessible to people of all ages and ability levels.
- Provide Parks that meet Ypsilanti's recreation needs.
  - Ensure existing facilities can continue to meet the needs of park users.
  - Ensure that parks are safe and appear to be safe.
  - Provide upgrades to the parks that increase their long-term durability and reduce operation costs.
  - Provide upgrades to the parks that increase recreation opportunities.
- Work with volunteers and organizations to continue to provide recreation opportunities to City residents
  - Improve relationships with entities that provide recreation opportunities within the City.
  - Encourage volunteerism.
- Continue to improve the Special Events and park reservations program.

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Planning Commission Resolution

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City Owned Real Estate

Real Property Owned by the City, FY21/22. Excludes "gap" parcels, easements, and rights-of-way.

Common Name	Address	Category	Restrictions
Maple Street Parking Lot	75 MAPLE ST	DDA	
Riverside Arts Center	76 HURON ST	DDA	grant
Riverside Arts Center Parking lot	0 HURON ST	DDA	charter, grant, shpo
vacant lot	21 Briggs		
Mansfield Industrial Park	563 MANSFIELD ST		
City Hall	1 HURON ST	facility	
Department of Public Services	14 FOREST AVE	facility	charter
Fire Department	525 MICHIGAN AVE	facility	
Police Department	505 MICHIGAN AVE	facility	
Former City landfill; known contamination issues	I-94	landfill	
Ballard Street Parking Lot (City Lot #6)	310 BALLARD ST	parking	charter
District Court Parking Lot	613 MICHIGAN AVE	parking	lease
East Cross Parking Lot (& alley north of E Cross)	0 MARKET PL	parking	
North Adams Parking Lot (City Lot #2)	16 ADAMS ST	parking	charter
North Huron Parking Lot (City Lot #5)	0 HURON ST	parking	charter
South Huron Parking Lot (City Lot #1)	0 HURON ST	parking	charter
Washington Parking Lot (City Lot #7)	200 N WASHINGTON ST	parking	
Ainsworth Tot Lot	0 AINSWORTH CIR	recreation	charter
Candy Cane Park	0 ROOSEVELT BLVD	recreation	charter
Carrie R Mattingly Tot Lot	0 AINSWORTH ST	recreation	grant
Charles Street Tot Lot (aka Thomas)	0 CHARLES - TOT LOT	recreation	charter
Edith Hefley Park	0 WARNER AVE	recreation	charter, grant
Freighthouse; also SHPO easement protection	100 MARKET PL	recreation	charter, grant, shpo
Frog Island (& Parking Lot)	0 RICE ST	recreation	charter, grant
Haab Brothers Memorial Park	413 S GROVE ST	recreation	deed
Minuteman Monument	0 WASHTENAW AVE	recreation	charter
Parkridge Community Center	591 ARMSTRONG DR	recreation	charter, grant
Peninsular Park	0 LEFORGE ST	recreation	grant
Prospect Park	0 PROSPECT ST	recreation	charter, grant
Recreation Park	0 CONGRESS ST	recreation	charter, grant
Riverside Park	5 W CROSS ST	recreation	charter, grant
vacant lot	761 HARRIET ST	recreation	deed
Waterworks Park (& compost yard)	20 CATHERINE ST	recreation	charter
Parkridge Park	Harriet	recreation	grants
pedestrian alleyway in depot town	0 CROSS ST	recreation	
vacant lot - plat issues	361 First Ave	retain	

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Real Property Owned by the City, FY21/22. Excludes "gap" parcels, easements, and rights-of-way.

Common Name	Address	Category	Restrictions
	0 BELL RD	retain	
	30 Kramer	retain	
	50 KRAMER	retain	
	0 RAILROAD ST	sales	charter, deed
Apartment building - under contract	206 N WASHINGTON ST	sales	
vacant lot	220 PARK ST	sales	
billboard/vacant lot	326 MICHIGAN AVE	sales	billboard
rail-adjacent/vacant lot	206 N GROVE	sales	
vacant lot	731 W Michigan	sales	
Mansfield Industrial Park	S MANSFIELD ST	w commerce park	floodway
Mansfield Industrial Park	S MANSFIELD ST	w commerce park	
Water Street Redevelopment Area	Water Street	water street	
Water Street Redevelopment Area/ trail	0 GROVE ST	water street	charter

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Vehicle Replacement Schedule

	Current Number	Vehicle Replacement Number & Cost of Motorpool Items to be Replaced							
		21/22	22/23	23/24	24/25	25/26	26/27	27/28	
CED	5	1		1		1		1	
		$30,000		$30,000		$30,000		$30,000	
DPS	46	4	5	3	7	5	6	2	
		$363,000	$585,000	$333,000	$703,200	$83,000	$394,800	$376,000	
Fire	8		2				3	1	
			$30,000				$400,000	$1,200,000	
Manager	2								
Police	21	2	2	2	1	2	0	2	
		$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	
	82	7	9	6	8	8	9	6	53

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Project Sheets

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