CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, May 18, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

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

3 A. May 2022 Agenda

IV. APPROVAL OF MINUTES

5 - 11 A. April 2022 Minutes DRAFT

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

13 - 15 A. Non-Motorized Committee Report
NMAC Meeting May 2022 Minutes

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

17 - 140 A. Planned Unit Development: Site Condominium for Housing Development at 220 N Park
(POSTPONED from April 20, 2022 Meeting)
220 N Park Packet

141 - 186 B. Planned Unit Development: Financial Services Use at 611 W Cross St
(Public Hearing)
611 W Cross Packet

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Agenda
Planning Commission
Wednesday, May 18, 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

- April 2022 Meeting Minutes

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
  - May Meeting Minutes

VI. Presentations and Public Hearing Items

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St
  - (POSTPONED from April 20, 2022 meeting)
- Planned Unit Development: Financial Services Use at 611 W Cross St
  - *Public Hearing*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

MEETING MINUTES - *DRAFT*
Planning Commission
Wednesday, April 20, 2022 – 6:00 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

Motion to approve the agenda as presented.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 8; No – 0

III. Approval of Minutes

- March 2022 Meeting Minutes
  Motion to approve the March 2022 meeting minutes.
  Offered By: Hollifield; Seconded By: Donnelly
  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: Donnelly; Seconded By: Hollifield
Approved: Yes – 8; No – 0
None.
Motion to close audience participation.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 8; No – 0

V. Committee Reports

- Non-motorized Advisory Committee
  - April Meeting Minutes
    The Committee discussed bylaws and zero traffic fatality goals.
    Commissioner Arthur said Jenny Rose Ryan is a great nominee for the committee.

Motion to appoint Jenny Rose Ryan as Non-motorized Advisory Committee member.
Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 8; No – 0

VI. Presentations and Public Hearing Items

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St
  Staff Presentation. Staff recommends approval with conditions.
  The Commission discussed the closures of Grove and Park Street. MDOT is not interested in reopening street railroad crossings.
  Joe Meyers- Economic Development Director for the City of Ypsilanti answered questions from the Commission.
  Applicants- Shannon Morgan with Renovare (Developer) and Kate Bond from Midwestern Consulting were present and answered questions. They discussed the storm water plan and topographic challenges with the site.
  - *Public Hearing*

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

    Five members of the public spoke.
    Rod Johnson- 310 N. Grove – Expressed concerns with closed streets, differences in densities, increase in traffic, and storm water. Does not see how this site addresses any of the issues. Density is not higher quality. Concerns over lot and building size. Wants more information about the pocket parks and does not agree this is a moderate density development. He wants to see artist rendering, there needs to be buffering, there are not enough street trees, and is concerned about backyards facing the front of residences. Will there be traffic study? How the roads will work? What kind of parking can we expect? What are the benefits?
    Mary Seelhorst 310 E. Cross - Success on this project depends on people wanting to live in it and who is responsible if the development fails? Looking at it from the eyes of the buyer, the noise from tracks and Marsh Plating is bad. Dead ends would be a hard sell. The Planning Commission is not considering noise reduction like the PUD asks. Close quarters are a drawback. No pedestrian crossings. Environmental issues. There are hazards of living so close to Marsh Plating and herbicides are sprayed along the tracks. Homeowner association dues are undesirable. Will these homes be desirable and affordable?
    Mary Ellen Hagenauer- N. Grove - Concerns for the density being out of character of the neighborhood. Adopting departures would degrade master plan compatibility with the rest of the neighborhood. The developer does not address the springs and does not address traffic. There is no safe way to cross the tracks. There is no mention of brownfield remediation in the proposal. Police, Fire and DPS have not reviewed the proposal. Where would a homeowner house anything to maintain their own lawn?
    George Hagenauer- Resident – He surveyed all the homes in the neighborhood had 80 signatures opposing the design. Impact on people who will live there will be great. We raised the issue of water management. Who will be buying this? He does not see median income Ypsilantians able to buy these houses. The site is based on a 20 foot wide road, meaning there is no parking. No home health aid or plumber can park. Theres more draining than from just the Gilbert Mansion.
    Tom Tiplady – E. Cross St - We need housing for lower income people. What about Water Street? We are bending over backwards for the developers. Seems like such a disaster to me. So many houses getting crammed in there. It just seems another one of those bad ideas and everyone has good intentions. I hope you consider the long-term results. Crowding, parking, having a party, its already difficult on Cross Street.

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

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Commissioners clarified questions with the City Planner

The applicant answered that they do not have fencing plans for the tracks but have examples of successful buffers at tracks at other developments.
The applicant discussed types of trees. They are mostly sticking with native species.
They discussed the pocket parks. They will have seating areas, have looked into the idea of a dog park, and small play structures and benches.
Contamination concerns were addressed. The applicant has done phase 1 and phase 2 testing. A small area in the southern portion of the site has found contamination of selenium and arsenic. They are determining whether or not to remove material off the site based on many factors.
In response to affordability concerns, City Council will have final decisions on affordability. Their goal is to provide accessible housing at attainable pricing.
The applicant is in ongoing conversations about providing sheds to units. They will work with the city for the master deeds.
The applicant addressed the water that collects on the site.

Commissioner Davis Jr suggested a new condition - Addition of fencing along railroad along Park and Grove. The fencing style determined by the HDC. Pedestrian access needs to be to Michigan Ave. He thinks this is compatible with the Master Plan and he reminded the commission that the PUD process is something we created.
Commissioner Arthur does not believe this is a safe development for the site. We don't have a traffic study. Without a traffic study this needs to be tabled.
Commissioner Hollifield echoed Commissioner Arthurs concerns. If we approve, there would need to be some sort of fencing along the tracks. He included concerns about a bus stop and the parking layout.
The applicant stated that the applicant is moving forward without traffic study as it is not required at this time. We have to engage with OHM. We will do one if required.
Commissioner Davis Jr asked what the city would learn that we do not already know.
Commissioner Schier added that traffic studies address where cars go where they come from. Not safety. He doesn't want to stop or delay for a study that will not produce information about safety.

Motion to postpone the Planned Unit Development application to the May Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting.
*Friendly amendment offered by Commissioner Arthur that the motion be amended to postpone the Planned Unit Development application to the May or June Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting. **Friendly amendment accepted by Commissioner Davis Jr.**
Offered By: Davis Jr; Seconded By: Arthur
Approved: Yes – 5; No – 3 (Donnelly, Dunwoodie, Schier)
Motion carried.

Note: Commissioner Arthur left the meeting.

- Special Use Permit and Limited Site Plan Review: HVAC Skilled Trade Office Use at 340 Ecorse Rd
  - *Public Hearing*
    Presentation by staff. Staff recommends approval.
    Applicant stated that he just wants to do HVAC work.

    Motion to open public hearing.
    Offered By: Hollifield; Seconded By: Donnelly
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

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None.
Motion to close public hearing.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Special Use Permit at 340 Ecorse Rd with the following findings and conditions:
Finding: The application is substantially in compliance with §122-324(b). This specific use also requires compliance with §122-539(a)-(d).
Conditions:
1. Special use approval shall be subject to approval of site plan.
2. Any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code.
3. Those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display.
4. There must be no outside storage of materials or goods of any kind.
5. Storage of commercial vehicles inside the building is permitted pursuant to building and fire code.

Offered By: Davis Jr; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Limited Site Plan at 340 Ecorse Rd with the following findings and conditions:
Finding: The application substantially complies with §122-311.
Conditions:
1. Four parking space proposed in front of building will need review and approval by the Department of Public Services.
2. Applicant shall ensure all parking spaces are at least 9' by 18', except for the ADA parking space. Applicant shall make at least one parking space ADA compliant.
3. Applicant shall install planters, fencing, curbing, or a similar barrier where the south parking lot meets the sidewalk along the front of the building so that vehicles cannot cross the front sidewalk.
4. Applicant shall submit a lighting plan conforming with the provisions of 122-609 if business is to be operated during night hours and such lighting fixtures shall be dark sky compliant.
5. Applicant shall screen trash storage area with an enclosure conforming with §122-608f.
6. Applicant shall screen the west property line from the adjoining residential property.
7. Applicant shall repair all existing sidewalks where needed, and repair the crosswalk ramp.

Offered By: Davis Jr; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)
The Commissioners are happy to see a reuse of a vacant site.

Note: 5 minute recess at 8:26pm

- Special Use Permit and Site Plan Review: Marijuana Retailer Use at 1420 Washtenaw Ave
  Staff Presentation. Staff recommends approval.
  They need to divide the lot to fall within the buffer.
  The gas station will cease to exist.
  - *Public Hearing*

Motion to open public hearing.

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Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)
None.
Motion to close public hearing.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Applicant - Ari Goldstein, Attorney
Todd Ballou – Architect
Commissioner Davis Jr. had questions about lighting fixtures.
Commissioner Dunwoodie questions on tree requirements for the site.

Motion to approve the Special Use Permit for marijuana retailer use at 1420 Washtenaw Ave with the following findings and conditions:
Findings:
1. The application is substantially in compliance with §122-324(b).
2. Per the proposed parcel split and site plan Sheet S1, the Special Use Permit is granted to the resultant eastern lot and new building. A special use permit is not granted to the western lot and existing 1420 Washtenaw Ave convenience store building.

Conditions:
1. The Special Use Permit approval shall be subject to approval of site plan.
2. Gas station use shall cease to exist in order to accommodate marijuana retailer use, and the gas pumps and tanks shall be capped or removed in accordance with State regulations.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Site Plan for 1420 Washtenaw Ave with the following findings and conditions:
Findings:
1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. Planning Commission determines lack of formal loading space on eastern lot to be sufficient, in accordance with §122-694, with the finding that there will not be large semi-trucks conducting loading/unloading with this use.

Conditions:
1. Applicant shall fully execute the parcel split prior to any construction and certificates of occupancy.
2. Site plans shall undergo detailed engineering review.
3. Glazing shall be clear glass that is transparent inside and outside. Interior floor plan design and interior barriers should be provided to accommodate State of Michigan MRA's rules.
4. Applicant shall repave or repair alley, and such work shall be reviewed by the City Engineer.
5. Joint access easement between the two parcels should be recorded.
6. Dumpster access easement between the two parcels should be recorded.
7. Applicant shall confirm plantings within traffic visibility triangles will be less than 30" tall.
8. Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
9. Applicant shall designate the four northern-most parking spaces near the alley for employees only.
10. Applicant shall provide tree protection plan for trees being preserved.
11. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

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Offered By: Simmons; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

- Zoning Ordinance Text Amendment: Child Care Center as Permissible Use in CN-SF, CN-Mid, and CN Zoning Districts

  Staff presentation. Staff recommends approval.
  Small scale, neighborhood oriented childcare centers.
  The applicant spoke about the need for the text amendment.

  - *Public Hearing*

    Motion to open public hearing.
    Offered By: Hollifield; Seconded By: Donnelly
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

    President of High Scope expressed support.

    Motion to close public hearing.
    Offered By: Donnelly; Seconded By: Hollifield
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

    Motion to recommend approval of the proposed text amendment to Chapter 122: Section 122-441 to City Council, with the following condition and findings:
    Condition: The Specific Regulations column shall reference Section 122-521.
    Findings:
    1. The proposed amendment is consistent with the guiding values of the Master Plan;
    2. The rezoning is consistent with description and purpose of the proposed district;
    3. The proposed amendment is consistent with the intent of this Zoning Ordinance;
    4. The proposed amendment will enhance the character of the future development in the City;
    5. The proposed amendment will enhance the natural features and environmental sustainability of the City;
    6. The proposed amendment will address a community need in physical or economic conditions or development practices.

    Offered By: Davis Jr; Seconded By: Donnelly
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

- Zoning Ordinance Text Amendment: Research & Development and Similar Uses as Permissible Uses in Center Zoning District

  Staff presentation. Staff recommends approval.

  - *Public Hearing*

    Motion to open public hearing.
    Offered By: Donnelly; Seconded By: Hollifield
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)
    None.
    Motion to close public hearing.
    Offered By: Donnelly; Seconded By: Hollifield
    Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

    Mark Smith, applicant, spoke to the commission.
    The commission discussed mobility.
    They discussed the prohibition of multi axle vehicles.

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Commissioner Dunwoodie does not want to include a condition barring multi axle vehicles if the City hasn't conditioned it in other uses in the same zone.
Discussion about definition of rideshare.
Commissioner Schier stated that this text amendment is too specific to one applicant.

Motion to recommend approval of the proposed text amendment to Sections 122-203, 122-446, and Article V Division 1, to City Council, with the following condition and findings:

Conditions:

1. The text amendment recommended to City Council is to be revised based on Scenario 2 of the staff report.
2. Text amendment be revised to strike line-item #4 of the proposed specific standards for certain uses.
3. Text amendment be revised to add autonomous vehicles under the Research & Development definition.

Findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan;
2. The proposed amendment is consistent with the intent of the Zoning Ordinance;
3. The proposed amendment will enhance the character of the future development in the City;
4. The proposed amendment will enhance the natural features and environmental sustainability of the City;
5. The proposed amendment will address a community need in physical or economic conditions or development practices.

Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 6; No – 1 (Schier); Absent – 1 (Arthur)
Motion carried.
Reason for opposition from Commissioner Schier - For an individual to come and change legislation to deal with a specific and narrow use when a more general description is possible is bad policy.

VII. Old Business – none.

VIII. New Business –
Lessons on PUDs. The Commission requested a special meeting ahead of 220 N. Park coming back to PC.

IX. Future Business Discussion / Updates – none.

X. Adjournment
Motion to adjourn at 10:16pm.
Offered By: Hollifield; Seconded By: Bettis
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

DRAFT

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
May 12, 2022

1. Call to order - - The meeting was brought to order at 7:05pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Mike Davis Jr., Renee Echols Dylan Goings, Jenny Rose Ryan and Bob Krzewinski (quorum met).

2. Introductions - Audience participation - Public input – No audience participation or public input.

3. General business

   a. Agenda approval - Offered By: Committee member Davis; Seconded by; Committee Member Goings. Approved: Yes – 4; No – 0.
   b. Approval of April meeting minutes - - Offered By: Committee member Davis; Seconded by; Committee Member Goings. Approved: Yes – 4; No – 0.
   c. Proposed change to Committee bylaws (document below) to be forwarded to Planning Commission for approval. Short discussion was held and it was agreed to delete proposed change to Bylaw Section 1.a (Structure) and leave present text in that paragraph. Motion to approve revised bylaw document and send to the Planning Commission for approval was offered By: Committee member Goings; Seconded by; Committee Member Echols. Approved: Yes – 4; No – 0.
   d. New Committee member recruitment – No new updates.
   e. Other – Reappointment request for Committee members Davis and Echols sent to Planning Commission. Discussion held on American Planning Association Transportation Planning Award and mParks Community Service Award.

4. Old & continuing business

   a. 2022 Committee priorities

      1. City Non-Motorized Plan (Bold print indicates what exact Committee Priorities are being discussed at this meeting.
         - **Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date): Discussion held on exploring next steps in process. There also is a strong feeling by Committee members that the Vision Zero goal and process is clearly of the highest priority of the Committee.**
         - Improved pedestrian signals & crosswalk ordinance
         - 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. **It was noted that the Public Services Department is installing "State Law – Yield To Pedestrians Within Crosswalk" vertical signs at a number of locations in the City and the Committee commends Public Services for doing so. A conversation was also held on pedestrian crossings that have no aural assistance and are used by those who are vision-impaired. Committee member Echols will work on a list of pedestrian crossings where aural warnings are needed for safety reasons.**

      3. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows; It was noted that the Cross Street bike lane, from Huron Street, to the Water Tower, has been repainted with a buffer are. **It was suggested that where possible, bike lane bullocks be installed.**

      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: **Draft Spring newsletter – Committee member Krzewinski is planning to wrap up the newsletter by the coming weekend**

- 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: **May "Give Them Room" (3-foot passing a bicyclist by a motor vehicle driver) – This subject was placed in the City's May newsletter and on the Committee's Facebook page. A discussion was also held on installing more "Bicycles May Use Full Lane" signs and gradually replace "Share The Road" signs (more information on this at https://tinyurl.com/BikeUseFullLane.**
- 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: Report on **April 30 bike tour of route and next actions – Committee member Davis gave an overview of the Connector project and an April 30 "field trip" bike ride. Another ride will tale place probably in June with this overall being a very active project.**

7. Border To Border (B2B) Trail gap completion and enhancement: **Grove Road bridge curb safety improvements – Recently installed on the Grove Road I-94 bridge B2B route were two traffic bullocks at the north end of the bridge along with yellow edge paint. A letter will be sent out to City Public Services asking that the entire elevated B2B pavement edge be painted with yellow paint and that more bullocks be installed on the bridge surface so users know there is a drop off there. Also, this will help point out where the edge is to workers clearing snow off the B2B bridge area.**

8. Bike & Walk Friendly Communities

- **Walk Friendly Community application – As of May 13th no information on an award for the City of Ypsilanti**
- Bike Friendly Community (BFC) – Review, and act on, suggested improvements. Work towards next layer of award (i.e. go from Bronze to Silver): Review suggested improvements from BFC "report card"
- Bike Friendly Business program drive

9. Events & Community Outreach –organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Fall "Be Seen" campaign (cyclists and pedestrians), Halloween safe trick-or-treating: Ride Of Silence (**May 18, 7pm, Corner Brewery – Sponsored by Bike Ypsi), Bike To Work Day – Ypsilanti Station (May 20, 7am-9am, Library Plaza park), Jazz In The Parking Lot (July 22, 6pm-9pm) bike/walk information table and encourage people to walk/bike to event, EMU Bike Rodeo (August 6, 9am-12pm, Convocation Center), Parkridge Festival (August 27, 12pm-2:30pm). Bob will set up the Bike To Work Day on May 20.**

10. Safe Routes To School

5. New Business
   a. City Planning Department and Public Services Department updates – None.
   b. Other
   c.
6. Other Items - None
7. Next meeting – Some Committee members had conflicts with a meeting on the 2nd Thursday of June and it was decided to move the next meeting to the 3rd Thursday of June (6/16.2022).
8. Adjournment - Offered By: Committee member Goings; Seconded by: Committee Member Ryan: Approved: Yes – 4; No – 0. Meeting adjourned at 8:26pm

Addendum 1 – Amended Proposed change to City of Ypsilanti Non-Motorized Advisory Committee Bylaws – New Language In Italics And Underlines.

1. Structure
   a) Officers – During January of every odd-numbered year, the Planning Commission, shall appoint a Committee Chair, taking in account the recommendation of the Committee members, to serve a two-year term of office. In turn the newly appointed Committee Chair will select Committee Vice-Chair and Secretary to serve two-year terms of office.

   b) Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later.

   c) *The Non-Motorized Advisory Committee, as a Committee of the Planning Commission, is also governed by the Planning Commission bylaws, specifically…*
      - *Article 8, Section 3 - All committees are subservient to the Commission and report their recommendations to the Commission for review and action. The Commission can overrule any action of any committee. And…*
      - *Article 8. Section 4 - The same principles of these Bylaws for the Commission also apply to all committees of the Commission, including, but not limited to, making all meetings open to the public and keeping a record of all proceedings.*

2. Meetings
   a) Meetings – Normally held monthly with a public announcement made through the City Clerk's office. This public notice will be at least 48 hours prior to the start of a meeting. Location – In a handicapped accessible location in the City.
   b) Minutes – Will be provided to the Planning Commission with an offer to forward the minutes to the Mayor and City Council.
   c) *All regular and special meetings, hearings, and records shall be open to the public. Meetings shall be conducted under the Open Meetings Act of the State of Michigan.*
   d) *A quorum shall consist of a majority of the current Committee members, but no less than four (4) members.*

3. Statement Of Purpose
"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".

4. Communications
The Committee will keep the public informed of its work and activities through the City web page, public programs, information displays and a newsletter. In addition, the Committee will issue an annual report ever January to cover activities of the previous calendar year.

City of Ypsilanti
Community & Economic Development Department

May 18, 2022

Staff Review of Site Condominium Planned Unit Development
220 N Park St

GENERAL INFORMATION

Applicant:	Renovare Ypsilanti Homes, LLC 42 Watson St, Suite B Detroit, MI 48201
Project:	220 N Park Site Condominium Planned Unit Development
Public Hearing Date:	April 20, 2022
Location:	220 N Park St Parcel ID# 11-11-09-111-004
Zoning:	CN-Mid – Core Neighborhood Mid
Action Requested:	Site Condominium and Planned Unit Development Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

Note: This case was heard and reviewed at the April 20, 2022 Planning Commission meeting. The public hearing was held and the Commission voted 5-3 to postpone the Planned Unit Development application to the May or June Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting. Attached in this packet is a memorandum written by the applicant, Renovare Ypsilanti Homes, LLC, outlining concerns by the Planning Commission from the April 20 meeting. That memorandum points to additional attachments, including but not limited to: traffic study letters from Steven Loveland, professional traffic operations engineer, and Michael Cool, professional engineer; pocket park and open space concept drawings; materials regarding environmental concerns; and letters of support from Michigan Association of Planning and Home Builders Association of Michigan.

From a site plan review perspective, the site plans have only undergone minor updates since the April 20 meeting. In particular, the sidewalk connection has been provided on the side of Cottage #19. Staff recommends Planning Commission recommend approval of the Site Condominium PUD to City Council.

The applicant is seeking a Planned Unit Development for the site condominium layout and development at 220 N Park St. The total 220 N Park St parcel is currently about 3.8 acres, and the development plan is to lay out 46 site

condominium "units" in single-family, two-family, and townhouse typologies. The property is owned by the City and the City has worked with the developer in the planning for this development.

A site condominium is a development utilizing the technique of land division, but on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the Land Division Act, Public Act No. 288. Site condominiums lay out "units," in other words a lot of record, which will have its own deed recorded and a master deed will be recorded for the development's common spaces as well. Site condominiums can be approved as Planned Unit Developments if departures from the conventional zoning regulations are needed for the development, which is the case here.

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUDs offer a flexibility in departures, or in other words "exceptions," that allow creativity in site design and the protection of environmentally sensitive lands not otherwise possible. In exchange for design flexibility, developers must provide a public benefit, including (but not limited to) amenities and infrastructure improvements, and often find it easier to accommodate environmental and scenic attributes. Broadly, the public benefits offered by this development include but are not limited to: affordable/attainable owner-occupied housing and green spaces and pocket parks.

Figure 1: Site Aerial (2020)

Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-SF
EAST	Residential	R1
SOUTH	Railroad – then Residential, Manufacturing	Railroad, NC, PMD
WEST	Commercial use, Residential	NC

Figure 3: Photo of site from N Park St (April 14, 2022)

Figure 4: Photo of site from N Grove St (April 14, 2022)

SITE CONDOMINIUM: PURPOSE, SITE PLANS, AND LAYOUT §122-710,714,715

Sec. 122-710. Purpose and scope.

Site condominium subdivisions are developments utilizing the technique of land division on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the land division act, Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101 et seq.), MSA 26.430(101) et seq.), as amended. This section requires the submittal and review of site condominium subdivision plans under this chapter to ensure that such developments are accomplished with the same results as if the improvements were being proposed pursuant to the land division act, including, without limitation, conformance with all requirements of the applicable regulations contained in this chapter. Site condominium subdivision projects may be approved in any zoning district as a special use under the provisions of Article III, Division 2, Subdivision II of this chapter, or where divergence from the use, height, area, and placement regulations of this chapter is desired, the provisions of Article VII, Division 1 of this chapter.

Sec. 122-714. Site plans.

The site plan submitted for a site condominium subdivision must be consistent with the requirements outlined in §122-309 showing the location, size, shape, area, and width of all lots, all general and limited common elements, and street and utility layout. In addition, the following must be included as part of the application for special land use approval:

(a) The use and occupancy restrictions as will be contained in the master deed.

(b) A "consent to submission of real property to condominium project," listing all parties which have ownership interest in the proposed site condominium subdivision, or evidence of authority or right that the developer has a legal option to purchase the subject property from the owner of record.

Sec. 122-715. Layout, design and required improvements.

Site condominium subdivision plans must conform to the design, layout, and improvement standards as may be promulgated by the City Council by ordinance. Any such standards and regulations are hereby incorporated by reference in this article.

(a) Streets. If a site condominium subdivision is proposed to have public streets, the streets must be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for public streets as adopted by the City.

(b) Utilities. Extension and provision of utilities must be provided as may be required by the City as conditions of approval.

(c) Drainage. Procedures and design criteria for drainage must be as provided in the rules of the county drain commissioner, pursuant to section 105(c) of Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101(c), MSA 26.430(101), (c)), as amended.

PLANNED UNIT DEVELOPMENT: PURPOSE §122-700

(a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.

(b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.

(c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.

PLANNED UNIT DEVELOPMENT: CRITERIA AND REVIEW §122-702

(a) Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.
COMMENTS: The site is currently single-ownership owned by the City of Ypsilanti and will be developed by Renovare Ypsilanti Homes LLC. Then the developer may sell the homes and lots (units) to homeowners.

(b) Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.
COMMENTS: The site is 3.8 acres. Standard met.

(c) Applicable base regulations. Unless waived or modified in accordance with the procedures and standards set forth in this article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in this chapter for the uses listed below must be applicable for uses proposed as part of a planned unit development:

(1) Multiple-family residential uses must comply with the regulations applicable in the MD multiple dwelling residential district.
(2) Commercial and office uses must comply with the regulations applicable in the C - Center district.
(3) Manufacturing uses must comply with the regulations applicable in the PMD - Production, Manufacturing, and Distribution district.
(4) Mixed uses must comply with the regulations applicable for each individual use, as outlined above, except that if conflicts exist between provisions, the regulations applicable to the most dominant use must apply.
(5) To encourage flexibility and creativity in development consistent with the planned development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the planned development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

COMMENTS:
In working with the developer in the creation of the development, the City realized rigidity in the Zoning Ordinance that prevents the type of flexible, missing middle housing on smaller lots that meets City goals. Because of this the City recommended the applicant use the PUD tool to help achieve the type of development. PUDs are useful here because they allow for flexibility in arranging the site in order to properly address site grading and stormwater management concerns. In order to do so, lot coverage, frontage buildout, setback, etc. standards needed to be more flexible and thus the broad reasons for the departures.

The single-family, two-family, and attached-single-family (townhouse) uses are listed as permissible uses in the CN-Mid zoning district. The applicant is applying for the following departures (see the departure table below in **Figure 5**)

Figure 5: List of Departures Requested

ORDINANCE PROVISION	REQUIRED	PROVIDED	RATIONALE FOR A HIGHER-QUALITY DEVELOPMENT
Cottage Minimum lot size 122-469(a)	2,000 sf	1,665 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit single-family detached housing into the development.
Cottage Minimum front setback 122-469(e)	10 ft	7.5 ft	The lot depths are rather shallow at 55.5′, and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Cottage Minimum side setback 122-469(f)	3 ft	Ranges from 0′ to 5′	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. Therefore, a larger chunk of space is used for one side setback for the driveway, resulting in a smaller side setback on the other side ranging from 0′ to 5′.
Cottage Minimum frontage buildout 122-469(h)	70%	53.3%	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Townhouse Lot size 122-470(a)	1,200 – 3,000 sf	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot width 122-470(b)	15 – 25 ft (end units are allowed additional 10 ft)	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot depth 122-470(c)	80 – 120 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot coverage 122-470(d)	60% maximum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Front setback 122-470(e)	10 – 20 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Rear setback 122-470(k)	15 ft minimum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Frontage buildout 122-470(h)	90 – 100%	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves. Also, individual driveways at 9′ width were the alternative to providing alleys that

			led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Apartment House Minimum lot size 122-471(a)	4,000 sf	3,492 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit two-family (duplex) housing into the development.
Apartment House Minimum lot depth 122-471(c)	100 ft	63.5 ft	Complying with the lot depth of this size would severely hinder the ability to have duplexes be a part of this development.
Apartment House Minimum front setback 122-471(e)	15 ft	7.5 ft	The lot depths are rather shallow at 63.5′, and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Apartment House Minimum rear setback 122-471(k)	20 ft	10 ft	The lot depths are rather shallow at 63.5′. The lot still meets lot coverage requirement and the rear setback encroachment does not impede on any other neighboring properties.
Apartment House Minimum frontage buildout 122-471(h)	60%	57.6%	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Curb cuts on one- and two-family dwellings 122-682(a)	No more than one curb cut to a single street on lots 60′ wide or less	2 curb cuts provided on 55′ duplex lot width.	The 55′ width is a smaller lot width to allow for more housing, and to decrease the magnitude of the frontage buildout departure.
Parking lot trees 122-684(b)(1)	1 tree per every 8 parking spaces = 2 trees required in southeast parking area	1 provided in island	The sidewalk size was prioritized in the SE parking area to enable adequate pedestrian access and ADA compliance. Two proposed interior street trees are nearby, but not "officially" parking lot trees.
Parking lot island size 122-684(b)(2)(i)	Minimum 9′ wide with minimum 160 sf	96 sf	The island was reduced in length because the maneuvering lane is narrower (see below). If it was longer it could potentially hinder vehicle access and turning.
Maneuvering lane width 122-685(e)	Minimum 22 ft maneuvering lane width	20 ft	Less impervious surface is important for stormwater management, and the smaller maneuvering lane helped to provide a sufficient sidewalk width (7′ with vehicles potentially overhanging 2′).

Street trees 122-636(b)	Minimum 25 required	6 existing (two trees accounts for six, due to the existing landscaping credit in 122-632(g)(5)) plus 12 new trees proposed, equals 18 trees total.	There are utility constraints and the proposed interior street's curb cuts significantly decrease the potential area to plant more street trees. Also the priority was saving the two healthy street trees on Grove St.

Staff believes that despite these departures, the development will be of higher quality than if conventional zoning standards were used. Standard met.

(d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.
COMMENTS: All of the buildings within the development have access to a public street. Standard met.

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.
COMMENTS: The development provides adequate overall open space. Much of it is used for stormwater management but the rest of the common open space is maximized with the addition of pocket parks. Standard met.

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.
COMMENTS: Adequate landscaping is proposed, meeting the zoning ordinance's landscaping standards. The owner will be responsible for all maintenance. Standard met.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.
COMMENTS: The use of the land is for a range of single-family, two-family, and single-family attached (townhouse) uses, and are compatible uses for the surrounding area. For the site plan's specific details, see the later section of this review entitled "Site Plan: Criteria and Review." Standard met.

PLANNED UNIT DEVELOPMENT: PROCESS §122-705

Broadly, this is the Planned Unit Development process:

1) Pre-application conference. (Completed)
2) Planned Unit Development application submitted to Planning Department. (Completed)
3) Planning Commission review, public hearing, and recommendation to Council ***(currently here).***
4) City Council action: City Council may approve the PUD.
5) Effect of approval: PUD adoption is to be published and the Zoning Map is to be updated to reflect it.
6) Applicant record the approval and its records with the Register of Deeds.

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 site plan is required to follow the CN-Mid and associated Building Type standards, as well as the zoning ordinance's site standards. However, because the plan is a Planned Unit Development, it is asking for the departures listed above in Figure 5.

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 housing typologies are associated with the following building types: single-family detached homes are cottage building types, single-family attached townhouses are indeed townhouse building types, and duplex homes are apartment house building types. Three building types and their associated private frontage will be noted below:

Figure 6: Cottage Building Type and Stoop Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Cottage**			
	Lot size	2000 sf min 6300 sf max		**1665 sf**	**NEEDS DEPARTURE**
	Lot width	25 ft min 35 ft max		30 ft	
	Lot depth	50 ft min 150 ft max		55.5 ft	

	Lot coverage	70% max		30%	
	Street (front or side) setback	10 ft min 20 ft max		**7.5 ft**	**NEEDS DEPARTURE**
	Side (interior) setback	3 ft min		**0 ft at times**	**NEEDS DEPARTURE**
	Rear setback	10 ft min		10 ft	
	Frontage buildout (%)	70% min 90% max		**53.3%**	**NEEDS DEPARTURE**
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-2 stories		1 story	
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Stoop**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 9' 4"	
	Depth (ft)	3 ft min 8 ft max		Appears to be 6'	
	Height (ft)	7 ft min		Appears to be 8'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 7: Townhouse Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Townhouse**			
	Lot size	1,200 sf min 3,000 sf max		Not applicable	**NEEDS DEPARTURE**
	Lot width	15 ft min		Not applicable	**NEEDS DEPARTURE**

		25 ft max (end units can have additional 10 ft width)			
	Lot depth	80 ft min 120 ft max		Not applicable	**NEEDS DEPARTURE**
	Lot coverage	60% max		Not applicable	**NEEDS DEPARTURE**
	Street (front or side) setback	10 ft min 20 ft max		Not applicable	**NEEDS DEPARTURE**
	Side (interior) setback	0 ft min No max		NA	
	Rear setback	15 ft min		Not applicable	**NEEDS DEPARTURE**
	Frontage buildout (%)	90% min 100% max		Not applicable	**NEEDS DEPARTURE**
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories		2 stories	
	Accessory structure height			NA	
	Parking location	Rear yard		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Porch**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11’	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5’	
	Height (ft)	7 ft min		Appears to be 7’	
	Yard requirements	Landscaped/pervious and includes a path at least 3’ wide connecting stoop to sidewalk.		Appears to comply	

Figure 8: Apartment House Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies*** ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Apartment House**			
	Lot size	4,000 sf min 18,000 sf max		**3,492 sf**	**NEEDS DEPARTURE**
	Lot width	40 ft min 120 ft max		55 ft	
	Lot depth	100 ft min 150 ft max		**63.5 ft**	**NEEDS DEPARTURE**
	Lot coverage	50% max		36.6%	
	Street (front or side) setback	15 ft min 25 ft max		**7.5 ft**	**NEEDS DEPARTURE**
	Side (interior) setback	3 ft min		At least 9 ft	
	Rear setback	20 ft min		**10 ft**	**NEEDS DEPARTURE**
	Frontage buildout (%)	60% min 80% max		**57.6%**	**NEEDS DEPARTURE**
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories			
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Porch**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11’	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5’	
	Height (ft)	7 ft min		Appears to be 7’	
	Yard requirements	Landscaped/pervious and includes a path at least 3’ wide connecting stoop to sidewalk.		Appears to comply	

Figure 9: 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 HIGHLIGHTED text: requested departure					
122-607	Building entrances	Building entrances must face street	N/A	All building entrances face a street	
	Existing easements	Construction of permanent structure over right of way or easement unlawful (without prior authorization by City Council and/or holder of such easement)		**Interior street will need to be granted a public ROW easement.**	
122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), rear yard, 80% opaque swing door, on a concrete pad.	N/A	**Trash will be in wheeled bins brought to the street, and will be stored in an area other than the front yard behind an enclosure.**	
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.	N/A	**Lighting provided in areas; lighting plan showing lighting levels will be provided.**	**Lighting plan should be provided.**
122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section… *cont'd*	Steep slopes at various points in site.	**It does not appear that any buildings will be on the steep slopes.**	

Items to be addressed:

- Interior street shall be granted public ROW easement for public use.
- Lighting plan shall be provided for administrative approval.

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."

Figure 10: 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 HIGHLIGHTED text: requested departure					
122-670	Traffic circulation standards	N/A	N/A		
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	**20' maneuvering lane width and truck turning plan provided.**	
122-672	Sidewalks	Sidewalks shall be provided along perimeter of the lot which abuts any street, or shall be modified by Planning Commission	N/A	**Sidewalks are provided for City streets and interior street.**	
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.**	
122-682	(For Cottage and Duplex parking) Ingress and egress	Curb cut for driveway ≤ 20' width and total width of all curb cuts ≤ 35' on all property lines. With lots of 60 feet or less width, no more than 1 curb cut is permitted.	NA	**Cottages 9' and duplexes are two 9' (18' total) curb cuts. Duplex lot width is less than 60' and has two curb cuts therefore departure needed.**	**DEPARTURE NEEDED**
	(For Cottage and Duplex Parking) Driveways	Must be at least 9' width	NA	**9' width**	
	(For Cottage and Duplex Parking) Surfacing	Must be at least 2' from property lines unless engineering/stormwater/grading ensures no drainage onto other properties		**Most appear 2' from lot lines; if within, engineering shall specify.**	
	(For Cottage and Duplex Parking) Parking in yards	Parking not permitted in front yard or side street yard on corner lot unless on the		**Appears to comply.**	

		driveway that extends past the front building line.			
122-683	(For Townhouse parking) 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 22' and 25' wide.**	
	(For Townhouse parking) 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	**Appears to comply.**	
	(For Townhouse parking) 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	**Appears to comply.**	**Surfacing to be reviewed in detailed engineering.**
	(For Townhouse parking) 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 permitted to drain across a public sidewalk.	N/A	Site grading plan and utility plan provided.	**Drainage to be reviewed in detailed engineering.**
	(For Townhouse parking) 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	**Appears to comply.**	
	(For Townhouse parking) 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.**	
	(For Townhouse parking) 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	N/A	**Curbing proposed.**	

		vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.			
	(For Townhouse parking) 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 plan not provided.**	**Lighting plan shall be provided or departure needed.**
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	**Parking island in the SE parking lot should have an island conforming to standards.**	**DEPARTURE NEEDED.**
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 1 tree in northwest parking area; 3 trees in southeast parking area (one in the required above island can count towards this)	N/A	**Trees around NW parking lot comply; 2 trees shall be added near the SE parking lot (1 can be parking island tree)**	**DEPARTURE NEEDED**
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. 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	**Not provided, however the parking area does not abut another lot of such type, appears to comply.**	
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate	N/A	**Appears to comply**	

		wheel stops or curbs, as well as a distance of at least 3 feet.			
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	**16' parking is provided, but additional 2' of sidewalk on top of curb is provided, appears to comply.**	
	Parking dimensions for standard vehicles: degrees, width, length	Varies between 9' by 18' and 9' by 16'	N/A	**18.5' to 16'. 16' complies in the SE parking area as stated above.**	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way traffic.	N/A	**20' provided.**	**DEPARTURE NEEDED**
122-691	Parking space base calculation	No parking for single-family, two-family, and townhouses required.	N/A	**Parking for each single-family and duplex, and 26 total spaces for 13 townhouse units**	
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	NA	
	Total parking after reductions		N/A	NA	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 5 bicycle spaces.	N/A	**Six bicycle parking spaces provided**	

Items to be addressed:

- Plans undergo detailed engineering review (see below).

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, construction of new buildings, utility work, landscaping, grading, stormwater management, etc. See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review.

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.

Figure 11: Screening and 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 HIGHLIGHTED text: requested departure					
122-631	Landscape plan requirements	A sperate detailed and tree protection plan must demonstrate that all requirements of this Division are met and must include the following items: cont'd	N/A	**Tree protection plan provided.**	
122-632	Landscape elements	Plant materials must be of generally acceptable varieties and species that are not invasive, free from insects and diseases, hardy to Washtenaw County, and conform to the current standard of the American Standard for Nursery Stocky. All trees must be on the tree list maintained by City of Ypsilanti.	N/A	Tree/shrub species list provided in landscape plan.	**List should be reviewed administratively to comply with tree list and plant standards.**

122-634	Required screening	Screening is required when any building with three dwelling units or more abuts an a building with an equal or lesser number of dwelling units in the R-1, CN-SF, or CN-Mid zoning districts. Screening shall be a wall/fence/landscape buffer at least 6' in height. If landscape buffer it shall be at least 80% opaque.	N/A	**Screening provided in between TH3 and equal or lesser units.**	
122-635	Fences and walls		N/A	Fence provided along railroad ROW border.	
122-636	Street trees	For Grove and Park streets: 1 per 30 feet of linear frontage= 25 For interior street: 1 per 30 feet of lineal frontage = 40	N/A	**For Grove and Park streets, 12 new trees and 6 existing trees (2 trees but credit counts for 6 due to size of caliper) provided. 7 more required.** **For interior streets 40 street trees provided, appears to comply**	**DEPARTURE NEEDED**
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	**Site is 12% landscaped.**	

Items to be addressed:

- Tree and plantings list should be reviewed administratively to comply with tree list and plant standards.

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."

As stated above, staff recommends the City Engineer review the detailed engineering plans. Any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, shall be permitted through Department of Public Services. The City and the applicant shall coordinate the interior street's control, including easements or agreements regarding construction, maintenance, and repairs. Water/sanitary sewers will be permitted through YCUA.

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."

This Planned Unit Development is in alignment with the following Master Plan guiding values:

- **Diversity is our strength:** The development aims to provide quality housing. The housing development will provide housing diversity for families of all incomes and size.
- **Anyone, no matter what age or income, can find a place to call home in Ypsilanti.** The development provides housing in a time and in a region where housing continues to become more and more unaffordable. This development will create viable, safe, homes to 46 families.
- **Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond.** This development is in an area that is centrally located for various modes of transportation.
- **We can only achieve our vision by building a community amongst ourselves and with our neighbors.** Providing housing in a built-up City like Ypsilanti is a regionally-responsible action that can help the entire Washtenaw County region's environmental and economic sustainability. Providing for higher densities within the City limits where density is higher, near transit routes, and commercial corridors such as Depot Town and Downtown, can mitigate adverse vehicular affects. Allowing for densities near heavily traversed corridors can also help local businesses in the area.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL §122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

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

COMMENTS: The overall use of the site aligns with the Master Plan and its guiding values as explained above.

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

COMMENTS: The Planned Unit Development will provide safe, newly constructed, housing during a time that housing affordability is imposing challenges to the City and to this region. The Planned Unit Development provides this housing at a moderate density where it exceeds some dimensional building and site standards, but is sensible due to similar density in the area. This development is sensibly designed with engineering standards for stormwater management in mind.

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

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.
(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.
(3) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
(4) The hours of operation of the proposed uses.
(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: As stated above this development will contain similar uses as the properties abutting to the north and to the east, therefore it is a compatible land use. Vehicle circulation and parking areas will be provided in the interior of the site and should not affect surrounding development. Site amenities are provided in the form of pocket parks.

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

(1) Estimated traffic to be generated by the proposed development.
(2) Access to major thoroughfares.
(3) Proximity and relation to intersections.
(4) Adequacy of driver sight distances.
(5) Location of and access to off-street parking.
(6) Required vehicular turning movements.
(7) Provisions for pedestrian traffic.
(8) Access to loading and unloading areas.

COMMENT: The development will be accommodating for the increase of traffic. Additionally, this development is in walking and biking distance from Depot Town, Downtown, and the E Michigan Ave commercial corridor. Traffic professionals reviewed the application and plans, and found that neither a traffic impact study or traffic impact assessment were required for this scope of development. See the letters attached.

(e) Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public

roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.
COMMENT: The density of the development will inherently increase utility infrastructure, but this will be paid for by the applicant and permitted by YCUA. The site is being engineered to handle stormwater effectively.

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.
COMMENT: See earlier discussion. Staff believes this development to be consistent with the Master Plan.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.
COMMENT: Such is not anticipated. The development is for housing, the same uses that surround the site.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.
COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.
COMMENT: The development's construction may be phased and that is allowed, so long as any construction begins within one year of the PUD's adoption

Note: if Planning Commission does not approve the departures, Planning Commission should explicitly state so in their motion.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission recommend City Council ***approve*** the Site Condominium Planned Unit Development at 220 N Park St with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of this report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public ROW easement for public use.
3. Lighting plan shall be provided for administrative approval.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

April 13, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 220 N Park St.
Site Plan Review No. 1
OHM Job No. 0094-22-1020

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed mixed residential planned unit development at 220 North Park Street. The project consists of 25 mixed residential buildings, road paving, and sidewalk addition as well as utility work including storm, sanitary, and watermain. We have reviewed the plans with a date of March 16, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The plan set shall be signed and sealed by a Professional Engineer licensed in the State of Michigan.
2. The proposed concrete pavement detail on sheet 9 references City of Ann Arbor Standards and should be revised for City of Ypsilanti. Also, it is unclear where the 8-inch concrete pavement is proposed in the plan view on sheet 4.
3. The proposed asphalt pavement detail on sheet 9 conflicts with the typical road cross section detail on sheet 4 and sheet 5. It is understood the typical cross section is a minimum requirement, but this is confusing. The proposed asphalt mixes and depths should be reviewed and updated to match.
4. The applicant shall include sign type callouts on the plan view. Additionally, details shall be added to the plans for all proposed signage, including the development sign.
5. The plan view shall show where the proposed ramp and level landings are to ensure current ADA requirements are met. Additionally, crosswalk markings should be provided in the next submittal.
6. A detailed review of the grading will be completed under engineering review of the provided grading plan. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site. Additionally, the applicant shall provide spot grades at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
7. The proposed finished floor elevation of all proposed buildings shall be included on the grading plan.
8. Our office defers to the City's Planning Department regarding the proposed site dimensions that may require variances as well as possible Planned Unit Development (PUD) departures. These include sidewalk widths and roadway widths that are proposed at a reduced dimension than the ordinance allows.

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OHM-Advisors.com

9. On sheet 5, the proposed connection to the existing watermain along High Street at the northwest corner of the lot is hidden behind structure number 1105.
10. The plans show gray dashed line is a 12-foot-wide franchise utility easement; however, the applicant shall clarify the lines between TH1 and TH2 as it is unclear if this area is also proposed as a utility easement since there are no proposed utilities shown.
11. It appears there is no proposed water service to Cottage Unit 13.
12. The plans show proposed building outlines encroaching on the 12-foot franchise utility easement. It is understood these outlines may represent overhangs, stairways, patios, etc. The applicant should review the encroachments and let our office know the specific portion of the building that is proposed within utility easements for a determination.
13. All proposed utilities should be minimum 10-feet from other utilities and buildings. The plans show the watermain on the southeast corner of the property has a separation from the proposed building and the proposed storm sewer less than the minimum 10' clearance. The applicant shall review and revise accordingly.
14. The applicant shall provide the preliminary size and material of all proposed utilities on the plans, including the water and sanitary services.
15. Storm sewer and sanitary sewer structures should have a unique identifier provided in the plan view of utility sheets.
16. A detailed review of the storm sewer design and detention basin sizing calculations will be completed under detailed engineering review.
17. Roof drains and sump pump discharge will be required to connect to the storm system on site, if applicable. These should be shown on the plans during engineering review.
18. All underground utilities, including electric and gas, shall be shown on the landscape plan to confirm no plantings are proposed over utilities.
19. Applicant should provide soil boring data and any related geotechnical reports with the next submittal.
20. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site.
21. Proposed work within the railroad right-of-way may require a permit from the Michigan Department of Transportation (MDOT).
22. Review and approval for the water and sanitary work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant should coordinate with YCUA regarding the proposed water and sanitary service(s).
23. Review and approval of the Soil Erosion and Sedimentation Control Plan will be required from the Washtenaw County Water Resources Commissioner's Office to obtain a soil erosion and sedimentation control permit.

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: Joe Meyers, City of Ypsilanti
Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
Kate Bond, RLA, Midwestern Consulting
File

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220 N. PARK STREET SITE CONDOMINIUM

CITY OF YPSILANTI, WASHTENAW COUNTY, MI

PLANNED UNIT DEVELOPMENT

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M:\Civil3d_Proj\21264\Site Plan\21264CV1.dwg, 5/13/2022 9:32 AM, Tina R. Fix-Woodworth, 1 COVER, MCLLC PDF.pc3

OWNER/APPLICANT

RENOVARE YPSILANTI HOMES, LLC
42 WATSON ST, SUITE B
DETROIT, MI 48201
CONTACT: JILL FERRARI
(313)348-7236

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR
ANN ARBOR, MI 48108
CONTACT: KATE BOND
734-995-0200

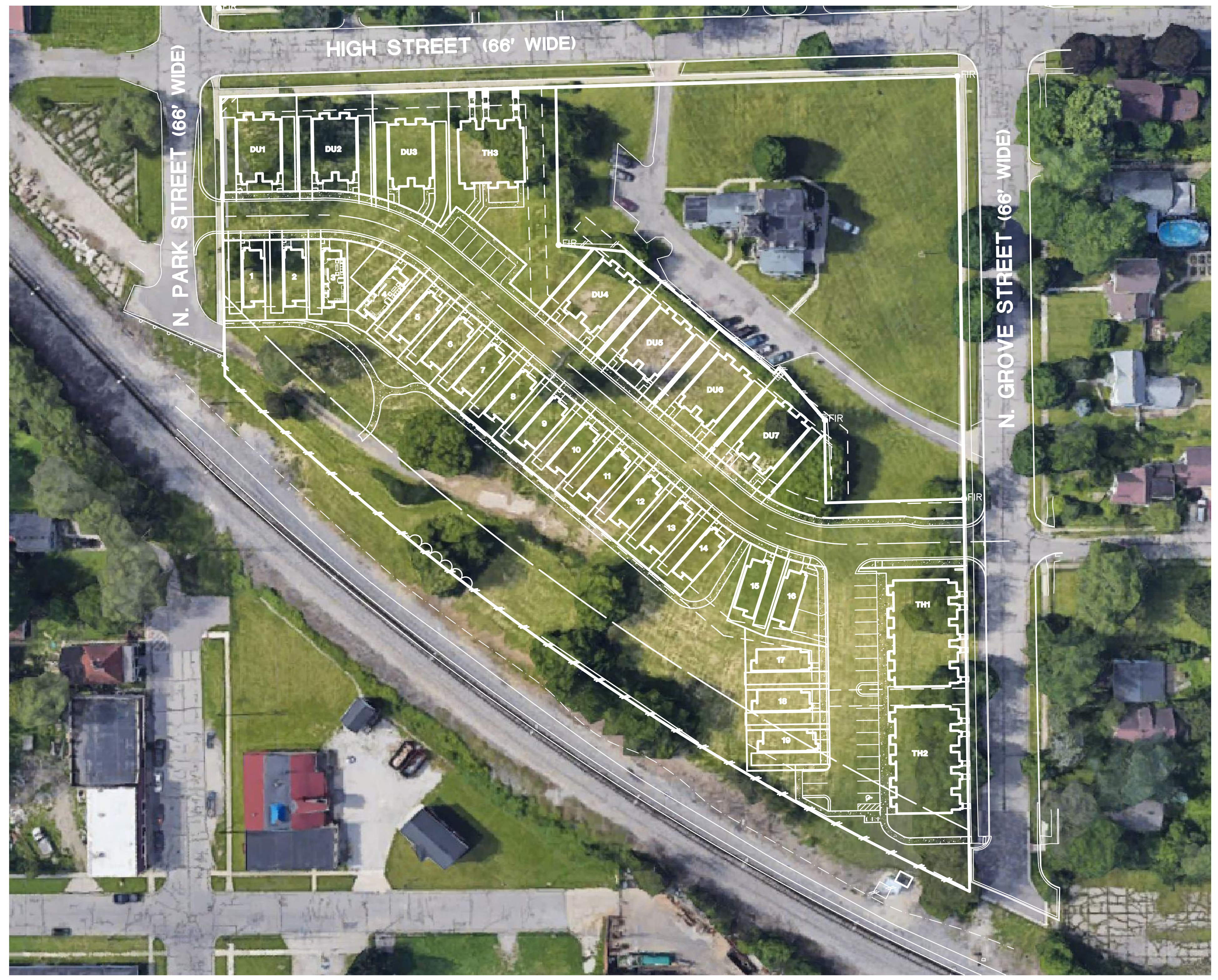
ARCHITECT

BARRY J. POLZIN ARCHITECTS
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855
CONTACT: BARRY POLZIN
(906)226-8661

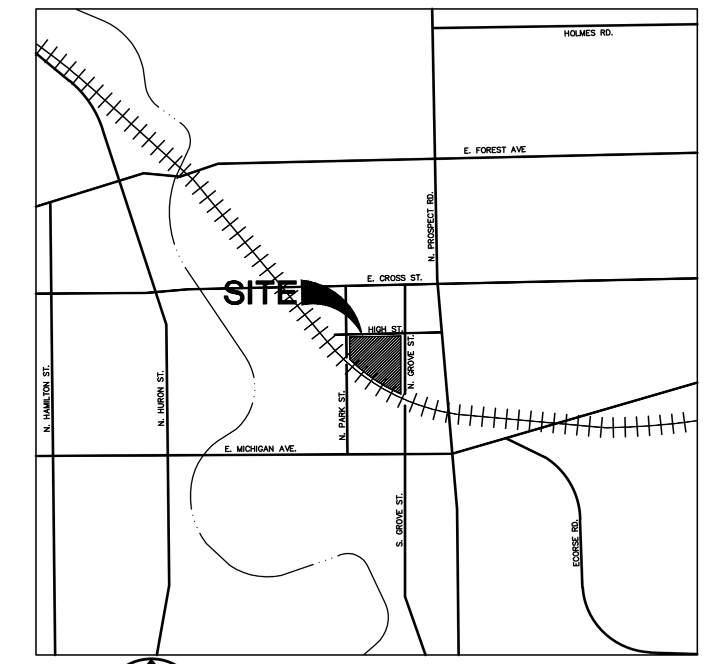
SITE DATA

	Existing		Allowed/ Required		Proposed		Departures
Zoning							
Zoning District	CN-MID Core Neighborhood		CN-MID Core Neighborhood Mid		PUD - Mixed Residential Planned Unit Development		
Use	Vacant		Single Family Attached Single Family Detached Two Family Dwelling Units		Mixed Use Single Family Housing Cottage, Townhouse, Duplex Attached and Detached		
Site Area (gross)	3.80	acres	1.00	Acres Min.	3.80	acres	
Site Area (net)	NA	sf	NA		NA	sf	
(less Road ROW, Road easemen	NA	acres	NA	Acres Min.	NA	acres	
Unit Bulk and Density							
Gross Floor Area							
Townhouse			800	sf max.	**1280**	sf	**Depature Requested**
Duplex (Apartment House)			800	sf max.	**1280**	sf	**Depature Requested**
1 Story Cottage			500	sf max.	455	sf	
2 Story Cottage			500	sf max.	**512**	**sf**	**Depature Requested**
Lot Size			Townhouse Duplex (Apartment House)	1,200 sf Min - 3,000 sf Max 4,000sf Min - 18,000sf Max 2,000 sf Min - 6,300 sf Max	**NA** **3492** **1665**	 sf sf	**Depature Requested** **Depature Requested** **Depature Requested**
Lot Width			Townhouse Duplex (Apartment House)	15' Min - 25' Max 40' Min - 120ft Max 25' Min - 35' Max	**NA** 55' 30'		**Depature Requested**
Lot Depth			Townhouse Duplex (Apartment House)	80' Min - 120' Max 100'min - 150' Max 50' Min - 150' Max	**NA** **63.5'** 55.5'		**Depature Requested** **Depature Requested**
Frontage Buildout			Townhouse Duplex (Apartment House)	90%-100% 60%-80% 70%-90%	NA **57.6%** **53.3%**		**Depature Requested** **Depature Requested** **Depature Requested**
Maximum Lot Coverage	0.0	%	Townhouse Duplex (Apartment House)	60% 50% 70%	**NA** 36.6 30	 % %	**Depature Requested**
Maximum Height							
Townhouse			1 Story Min -3 Story Max		2 Story Max		
Duplex					2 Story Max		
Cottage			1 Story Min -2 Story Max		2 Story Max		
Historic District Requirements			TBD		TBD		
Building Setbacks							
Front	NA		Townhouse - 10' (20' max) Duplex - 15' (25' max) Cottage - 10' (20' max)		**NA** **7.5'** **7.5'**		**Depature Requested** **Depature Requested** **Depature Requested**
Side	NA		Townhouse - 0' Duplex - 3' Cottage - 3'		NA 9' Min **0'-5'/9'-12' depending on window placement**		**Depature Requested**
Rear	NA		Townhouse - 15' Duplex - 20' Cottage - 10'		**NA** **10'** 10'		**Depature Requested** **Depature Requested**
Open Space							
Vehicular Parking							
Design Standards	NA		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft		Townhouse Parking Space Dimensions: 9ft x 18ftAisle Width: 22ft		
Setbacks	NA		Cottages - Permitted in side, street side or rear yard Duplexes - NA Townhouses - Permitted in the rear yard		No parking in front setback for cottage and duplex units. Parking in rear for townhouses.		
Required Parking	NA		92	spaces	92	spaces	
Single Family Residential			2 spaces per unit space 9'x18' aisle 22'		**2 spaces per unit - 9'x18' in driveways and spaces @ TH3 w/ 22' aisle 8'x16' with 2' overhang @ TH 1 and TH2 w/ 20' aisle**		**Depature Requested**
Bicycle Parking			1 per 5 vehicular parking spaces		6 spaces provided		
Required Loading	0	spaces	NA	spaces	NA		
Landscape							
Tree Mitigation			None found; credits for existing to remain		Credits for existing to remain TBD		
Front Greenbelt			front yard and street side yards, 1 tree per 30lf, no evergreens, 10ft width		1 tree per 30 lf dependent on existing utilities		
Conflicting land use			solid wall or fence adjacent to CN-SF, 80% opaque min.; evergreen trees/shrubbery for 80% opacity?		NA		
Parking landscaping			1 island per 16 spaces, 9'wide & 160sf min., curbed		NW: NA **SE: 1 island - 96sf provided**		**Depature Requested**
			1 tree per 8 parking spaces		NW: NA (only 6 spaces) **SE: 1 island - 96sf provided**		**Depature Requested**
Foundation landscaping			Not applicable in Residential PUD				
Street trees			1 tree per 30lf frontage		1 tree per 30 lf when not adequate space, tree is planted in front yard		
Outdoor equipment			screening from any primary visual exposure area		NA		
Outdoor refuse			not in front yard, adequate vehicular access, screened with enclosure 6ft ht		Individual roll out, not in front yard		
Fence Regulations:			Front Yard: no more than 6' ht and 50% opacity		NA		
Bold Cell = Departure Request							

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

PROJECT NARRATIVE

RENOVARE DEVELOPMENT, IN PARTNERSHIP WITH THE CITY OF YPSILANTI, IS PROPOSING A MIXED RESIDENTIAL PLANNED UNIT DEVELOPMENT ON THE VACANT 4.5-ACRE CITY-OWNED LOT LOCATED AT 220 NORTH PARK ST., IN THE AREA BETWEEN THE GILBERT MANSION AND THE TRAIN TRACKS.
THE APPLICANT IS TARGETING WORKFORCE HOUSEHOLDS TO HELP SATISFY THE INCREASING NEED FOR HOUSING.

THE PUD PROPOSES A MIX OF 46 ONE- AND TWO-STORY HOMES, ATTACHED DUPLEXES AND TOWNHOUSES WITHIN A WALKABLE, CLUSTERED HOUSING DEVELOPMENT THAT WILL MEET THE NEEDS OF THOSE CONSIDERED THE 'MISSING MIDDLE' WHILE ALSO PROVIDING FIRST TIME HOME BUYERS WITH AFFORDABILITY FACTORED IN TO A PERCENTAGE OF THE UNITS. THE ARCHITECTURAL DESIGN WILL REFLECT THE HISTORIC CHARACTER OF THE SURROUNDING COMMUNITY PROVIDING A DESIRABLE LIVING ENVIRONMENT INCORPORATING THE TRADITIONAL NEIGHBORHOOD CONTEXT AND SENSE OF COMMUNITY.

THE DEVELOPMENT WILL BE A SITE CONDOMINIUM, WHEREBY RESIDENTS WILL OWN THEIR DUPLEX UNIT OR COTTAGE AND THE AREA SURROUNDING IT UP TO THE UNIT OR PROPERTY LINE. TOWNHOUSE RESIDENTS WILL OWN THEIR UNIT FROM WALL TO WALL AND HAVE USE OF THE PARKING SPACES ASSOCIATED WITH THEM. A MASTER DEED AND BYLAWS WILL BE PREPARED THAT IDENTIFIES THE GENERAL COMMON ELEMENTS SUCH AS ROADWAY, WALKWAY, UTILITIES, STORMWATER FACILITIES AND OPEN SPACES THAT WILL FALL UNDER THE MAINTENANCE AND SUPERVISION OF THE CITY.

THE NARROW STREET IS LINED WITH SIDEWALKS AND STREET TREES APPROPRIATE FOR URBAN NEIGHBORHOOD PLANTING. THE PROPOSED PEDESTRIAN WAYS LEAD TO THE EXISTING SIDEWALKS THAT SURROUND THE PROPERTY ON ALL SIDES IN PARK, GROVE AND HIGH STREETS. THE PROPOSED NEIGHBORHOOD WILL BE FURTHER EMBELLISHED FOR THE PEDESTRIAN COMMUNITY WITH POCKET PARKS SCATTERED THROUGHOUT IN FOUR LOCATIONS. THE DETAILS OF THESE POCKET PARKS WILL COME MORE IN TO FOCUS AS THE PROJECT PROGRESSES, BUT WILL BE GEARED TOWARD FAMILY AND COMMUNITY USE AND ASSIST IN THE ENVIRONMENTAL COMMITMENT OF THE APPLICANTS TO PROVIDE GREEN AREAS THAT AID IN FILTERING STORM WATER AND PLANTINGS FOCUSED ON CARBON SEQUESTRATION.

THE PROPOSED DEVELOPMENT MAKES USE OF THE NATURAL GRADE OF THE PROPERTY TO CAPTURE STORMWATER RUNOFF IN BASINS LOCATED NEAR THE SOUTHERN PROPERTY LINE. THE BASINS ARE 'DRY' BASINS THAT TREAT THE STORMWATER, REMOVING SEDIMENTS AND CONVEY IT TO THE CITY'S STORMWATER SYSTEM. THE BASINS AND THE OPEN AREA SURROUNDING THEM WILL BE UTILIZED AS A 'LINEAR PARK' WITH PATHWAYS MEANDERING THROUGH THE UNDULATING TOPOGRAPHY SURROUNDED BY PROPOSED PLANTINGS OF NATIVE DECIDUOUS, EVERGREEN AND ORNAMENTAL TREE PLANTINGS, SHRUBS AND GRASSES. THE LINEAR PARK WILL BE FURTHER PROVIDED WITH SEATING, PLAY AND PARK FEATURES THAT WILL BE OPEN TO THE PUBLIC.

Sheet List Table

#	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	GRADING PLAN
7	STORM WATER MANAGEMENT PLAN
8	LANDSCAPE PLAN
9	TREE PROTECTION PLAN
10	NOTES AND DETAILS
11	LANDSCAPE DETAILS
A1.0	1 STORY COTTAGE
A2.0	2 STORY COTTAGE
A3.0	DUPLEX
A4.0	TOWNHOUSES

220 N. PARK STREET PUD

JOB No. **21264**

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/14/22
PER MUNICIPAL COMMENTS	05/10/22
PER MUNICIPAL COMMENTS	05/13/22

DATE: 03/16/22
SHEET 1 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TECH:
/21264CV1

1

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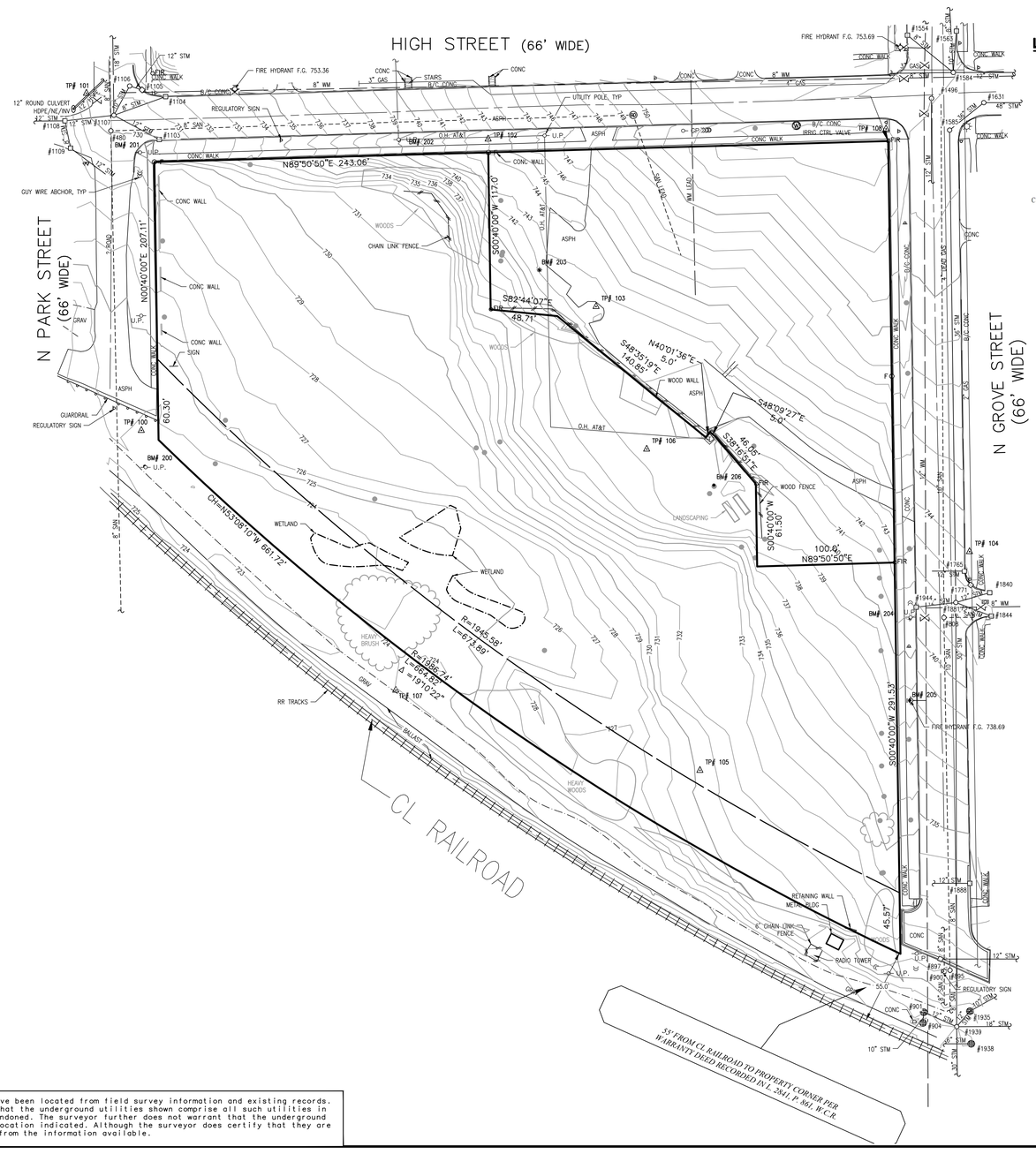
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE
SITE PLAN SUBMITTAL TO CITY	03/16/2022

P.E. #



SCALE: 1" = 40'

0 40 80 120

LEGAL DESCRIPTION

OVERALL PARCEL (11-11-09-111-004)
(AS SURVEYED)

A parcel of land being part of the NE 1/4 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as follows:
Commencing at the NE corner of Lot 60 of "Gilberts Addition" to the City of Ypsilanti, a subdivision of part of the East 1/2. of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, as recorded in L.liber 45, Page 153, Washtenaw County Records; thence S00°40'00" W 314.0 feet along the East line of said Lot 60 and the West right of way line of N Grove Street (66 ft. wide) to the Point of Beginning; thence continuing along said line S00°40'00" W 291.53 feet; thence 664.82 feet along a curve to the right having an radius of 1986.74 feet, delta 19°10'22", chord bears N 53°08'10" W 661.72 feet to a point on the West line of said Lot 60 and the East right of way line of N Park Street (66 ft. wide); thence along said line N 00°40'00" E 207.11 feet; thence N 89°50'50" E 243.06 feet along the North line of said Lot 60 and the Southright of way line of High Street (66 ft. wide); thence S00°40'00" W 117.0 feet; thence S82°44'07" E 48.71 feet; thence S48°35'19" E 140.85 feet; thence N 40°01'36" E 5.0 feet; thence S 48°09'27" E 5.0 feet; thence S38°16'51" E 46.85 feet; thence S00°40'00" W 61.50 feet; thence N 89°50'50" E 100.0 feet to the Point of Beginning.

Contains 165,608 square feet or 3.802 acres of land, more or less. Subject to all easements of record, if any.

BENCHMARKS

NOT PROVIDED

LEGEND

- 838 — EXIST. CONTOUR
- 838 — PROP. CONTOUR
- ×836.2 — EXIST. SPOT ELEVATION
- 36.60 — PROP. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- U.P. — EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ELEC. TRANSFORMER
- 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

Know what's below. Call before you dig.

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DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
EXISTING CONDITIONS

2

DATE: 03/16/22
SHEET 2 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TOPO: 1
/21264SX1
F.S.1

JOB No. 21264

REVISIONS:

REV.	DATE	
PER MUNICIPAL COMMENTS	05/13/22	

M:\Civil\34_Pre\21264\Site Plan\21264SX1.dwg, 5/13/2022 9:32 AM, Tina R. Fix-Wadsworth, 2 EXISTING CONDITIONS, MCLLC PDF.pc3
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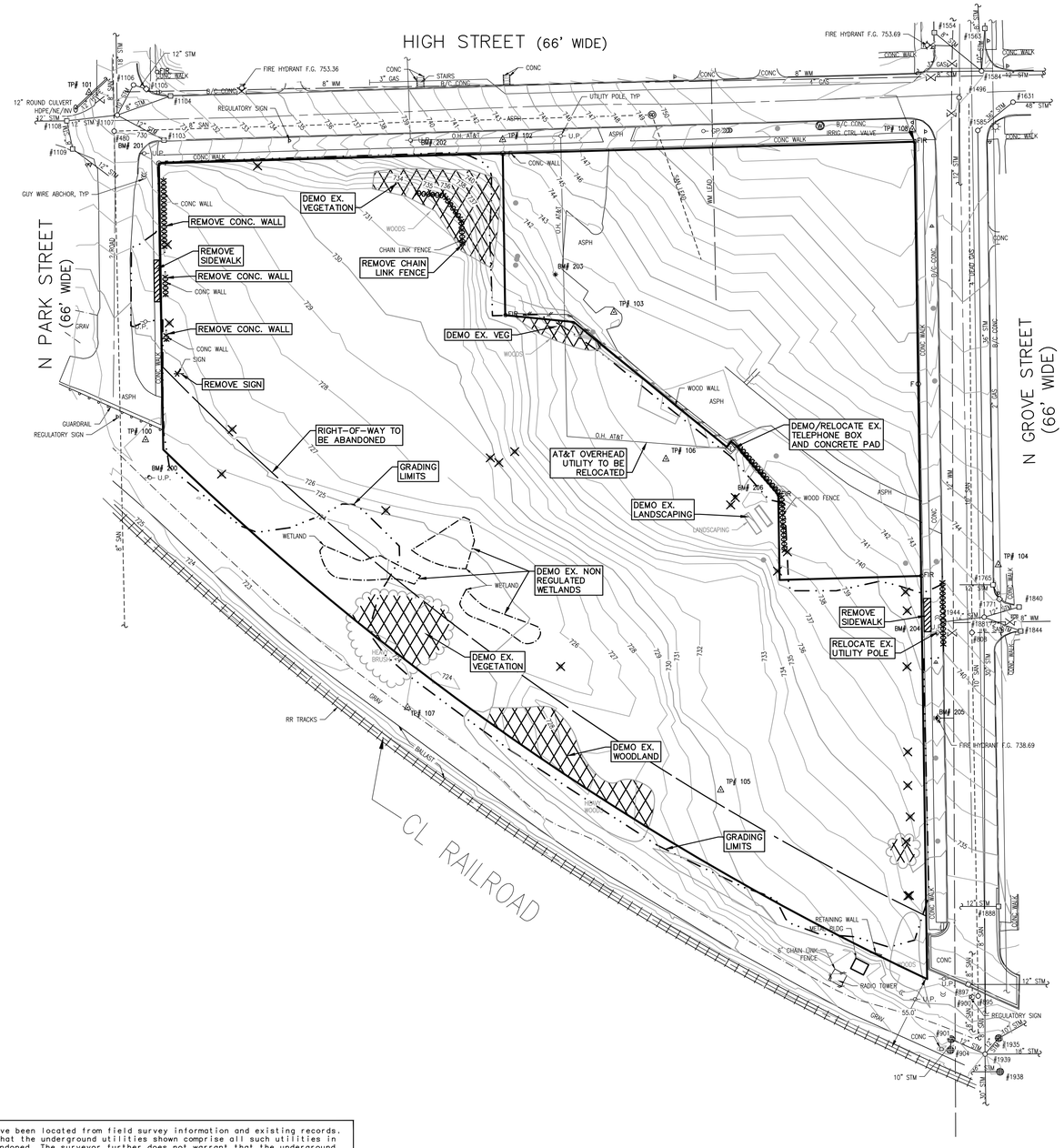

SCALE: 1" = 40'

0 40 80 120

Know what's below. Call before you dig.

LEGEND

838	EXIST. CONTOUR
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
	GUY WIRE
O.H. AT&T	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
GAS	EXIST. GAS LINE
GAS	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. CURB STOP & BOX
STM	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	CULVERT
SAN	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	C/L OF DITCH
	SIGN
	TELEPHONE RISER
	POST
	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FOUND IRON PIPE
	CONTROL PT.
	SITE FEATURE TO BE REMOVED
	TREE TO BE REMOVED
	GRADING LIMITS

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DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
DEMOLITION PLAN

3

DATE: 03/16/22
SHEET 3 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TECH:

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/14/22
PER MUNICIPAL COMMENTS	05/13/22

JOB No. 21264

/21264BM1
FB3

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M:\Civil3&Proj\21264\Site Plan\21264BM1.dwg, 5/13/2022 9:32 AM, Tina R. Fix-Wadsworth, 3 DEMOLITION PLAN, MCLLC PDF.pc3
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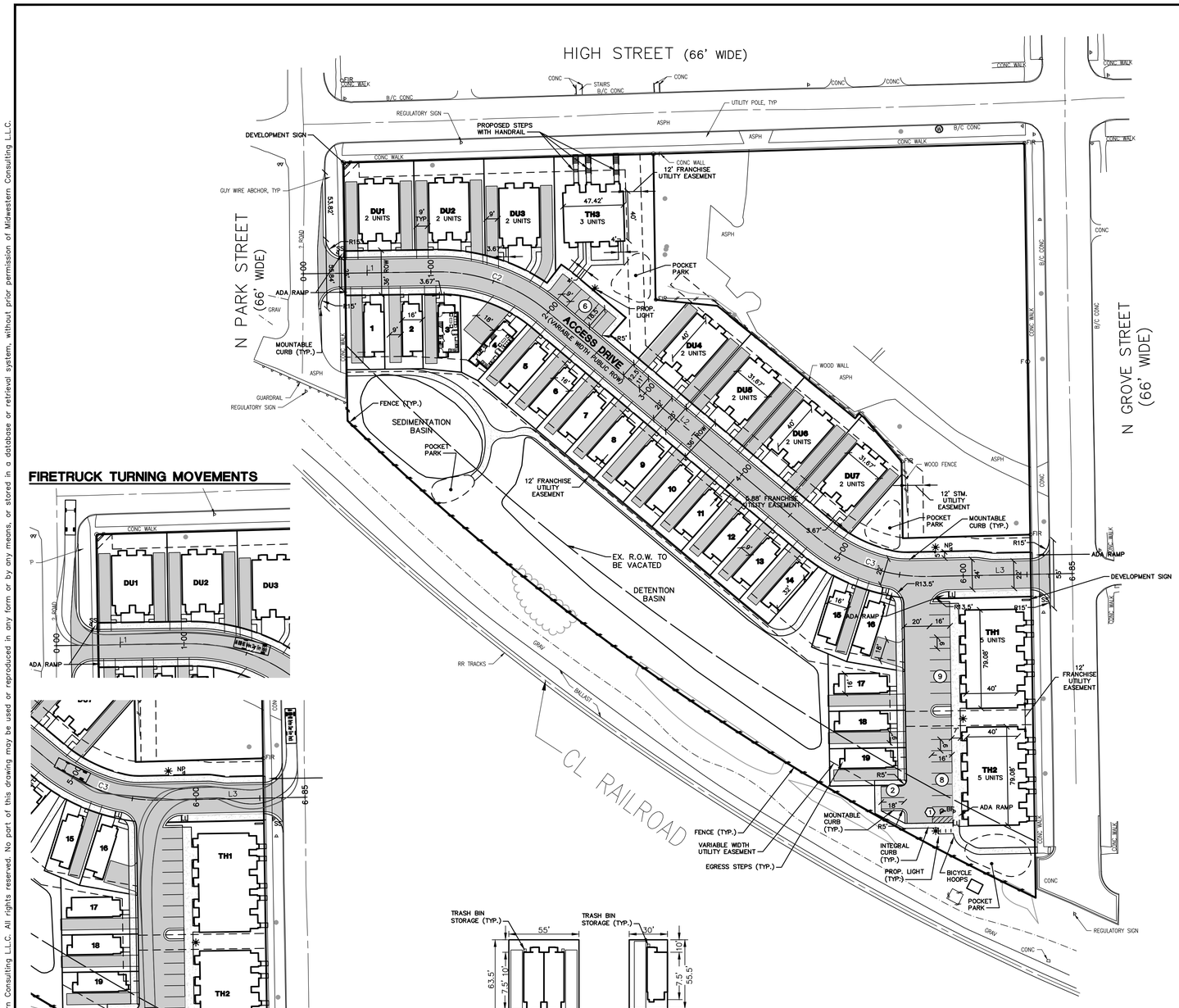
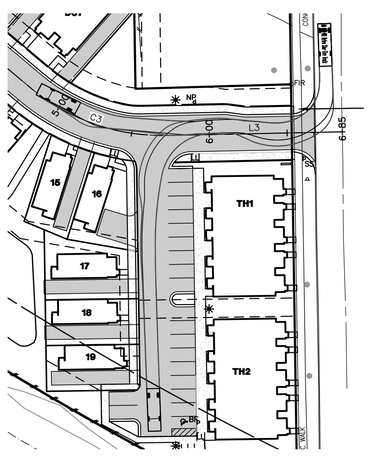
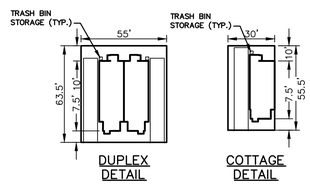


FIRETRUCK TURNING MOVEMENTS





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PUD/Site Condominium Jurisdictional Table

Element	Jurisdiction
Cottage	
Unit(lot), driveway, walk from porch to drive, mailbox	Home Owner
Duplex	
Unit(lot), driveway, walk from porch to drive, mailbox	Home Owner
Town House	
wall to wall	Home Owner
Limitied Common Element: parking area, sidewalk, congregate mailboxes, garbage, lighting	Home Owner's Association
General Common Element	
Open space (parks, path, sidewalk	City of Ypsilanti
Right-of-Way (road, sidewalk, stormwater conveyance system)	City of Ypsilanti
Water and Sanitary System	YCUA
Stormwater Detention Pond	City of Ypsilanti (possible private maintenance)

SCALE: 1" = 40'

0 40 80 120

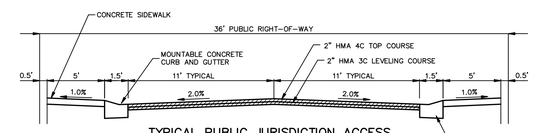
811 Know what's below. Call before you dig.

NOTES

1. ON-SITE LIGHTING WILL BE PROVIDED BY BUILDING MOUNTED WALL-PACK UNITS. WALL-PACK UNIT MODEL/TYPE TO BE DESIGNATED BY ARCHITECT AND CONFORM WITH CITY ORDINANCE.
2. PROPOSED PHASING;
   INFRASTRUCTURE – TWO PHASES
   UNITS – PHASED BASED ON MARKET CONDITIONS AND LENDING
3. STANDARD SIZE PARKING SPACES WITH 2' OVERHANG AT TH1 AND TH2.
4. COTTAGE SIDE SETBACK 0'-5' BASED ON WINDOW PLACEMENT.
5. PHOTOMETRIC PLAN WILL BE PROVIDED DURING DETAILED ENGINEERING.
6. UNIT 19 WILL HAVE A REDUCED PATIO SPECIFIED. THE HOMES WILL BE DESIGNED TO STAY OUT OF THE FRANCHISE UTILITY EASEMENTS.

LEGEND

	SIGN
BF	BARRIER FREE PARKING SIGN
NP	NO PARKING SIGN
SS	STOP SIGN
	FENCE
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. CONCRETE PAVEMENT
1-19	COTTAGE UNIT NUMBER
DU1	DUPLEX NUMBER
TH1	TOWN HOUSE NUMBER
#	STANDARD PARKING COUNT
0	ADA ACCESSIBLE PARKING COUNT
	PROP. LIGHT POLE



TYPICAL PUBLIC JURISDICTION ACCESS DRIVE CROSS SECTION

NOT TO SCALE
MINIMUM REQUIREMENT

Line Table: Alignments

Line #	Length	Direction
L1	104.414	N89° 09' 02.61"E
L2	278.907	S49° 20' 10.34"E
L3	112.927	N88° 47' 35.44"E

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction
C2	130.000	94.190	S70° 05' 33.86"E
C3	130.000	95.001	S70° 16' 17.45"E

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220 N. PARK STREET PUD

PUD SITE PLAN
SITE PLAN

4

DATE: 03/16/22
SHEET 4 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TECH: /21264SP1
FB#

JOB No. 21264

REVISIONS:	REV. DATE
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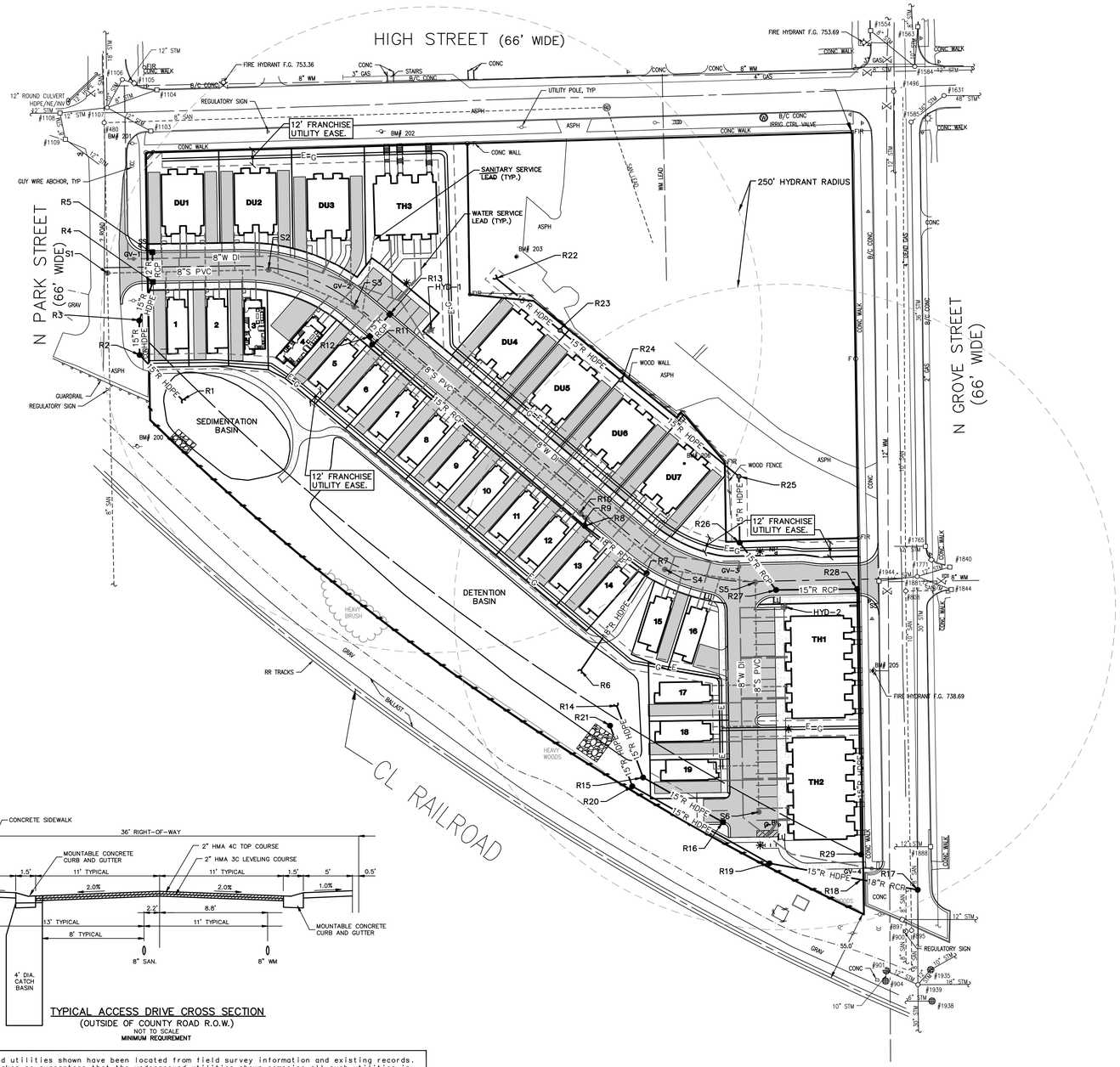

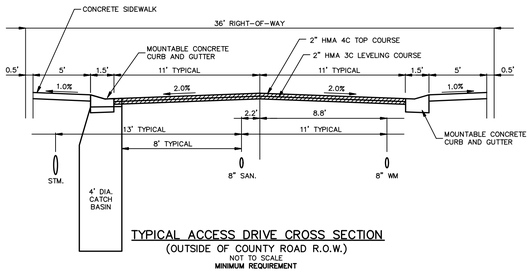

TYPICAL ACCESS DRIVE CROSS SECTION
(OUTSIDE OF COUNTY ROAD R.O.W.)
NOT TO SCALE
MINIMUM REQUIREMENT

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	EXIST. GENERATOR
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	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
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W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
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	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
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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
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE

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220 N. PARK STREET
PUD SITE PLAN
OVERALL UTILITY PLAN

5

JOB No. 21264

REVISIONS:
PER MUNICIPAL COMMENTS REV. DATE 04/14/22
PER MUNICIPAL COMMENTS 05/13/22

DATE: 3/16/22
SHEET 5 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TYPE: PDP
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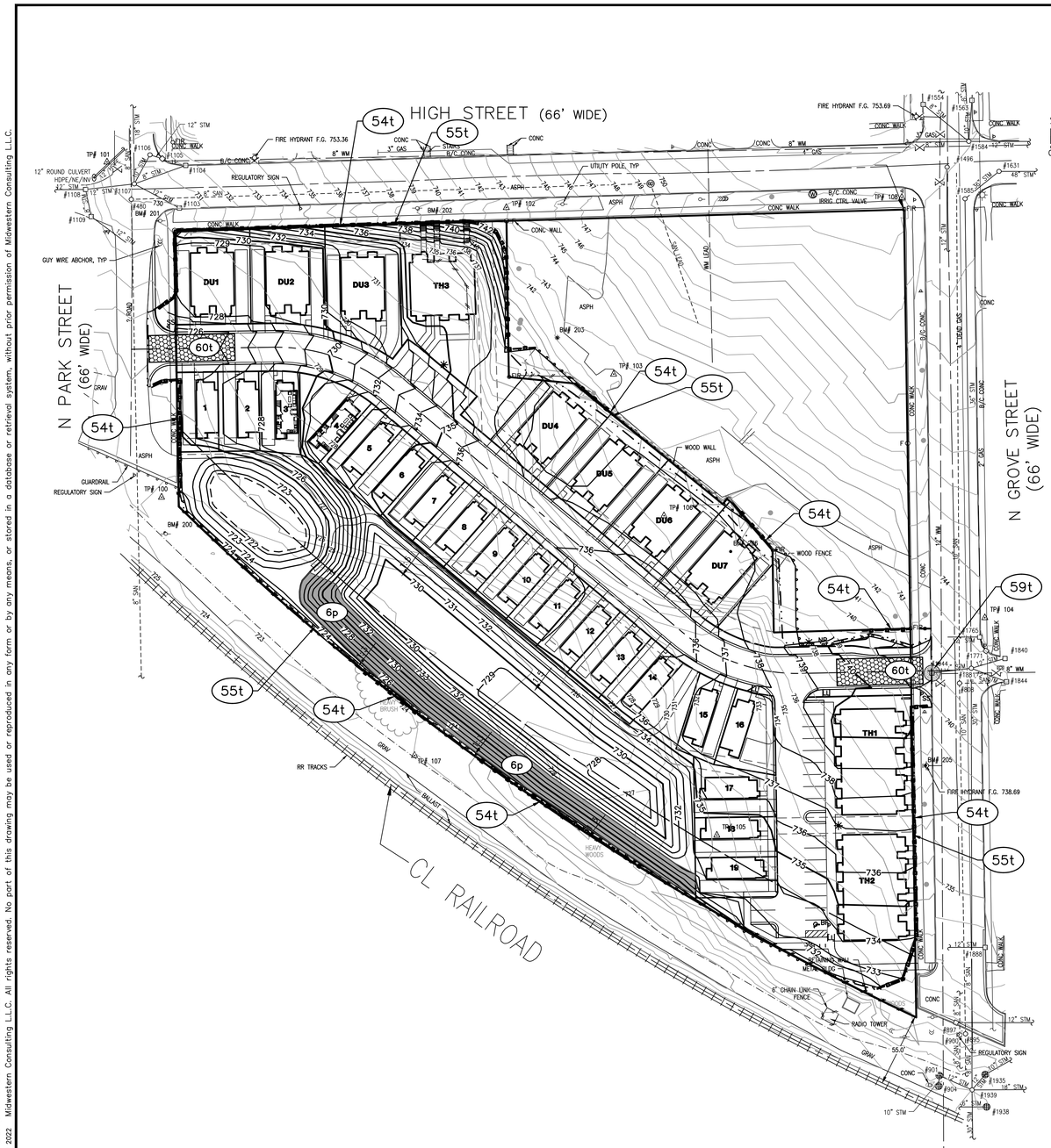

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	TELEPHONE RISER
	POST
W	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FOUND IRON PIPE
	CONTROL PT.
	LIMITS OF DISTURBANCE

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. 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.

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.

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

8	SODDING	6	SEEDING WITH MULCH AND/OR MATTING
54	CONSTRUCTION FENCE OR SNOW FENCE	58	CURB INLET FILTER
55	GEOTEXTILE SILT FENCE	59	C.B./INLET FILTER
		60	MUD TRACKING MAT

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

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												

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M:\Civil3d_Proj\21264\Site Plan\21264GP1.dwg, 5/13/2022 9:13 AM, Tina R. Fix-Woodworth, 6 GRADING PLAN, MCLLC PDF.pc3
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42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

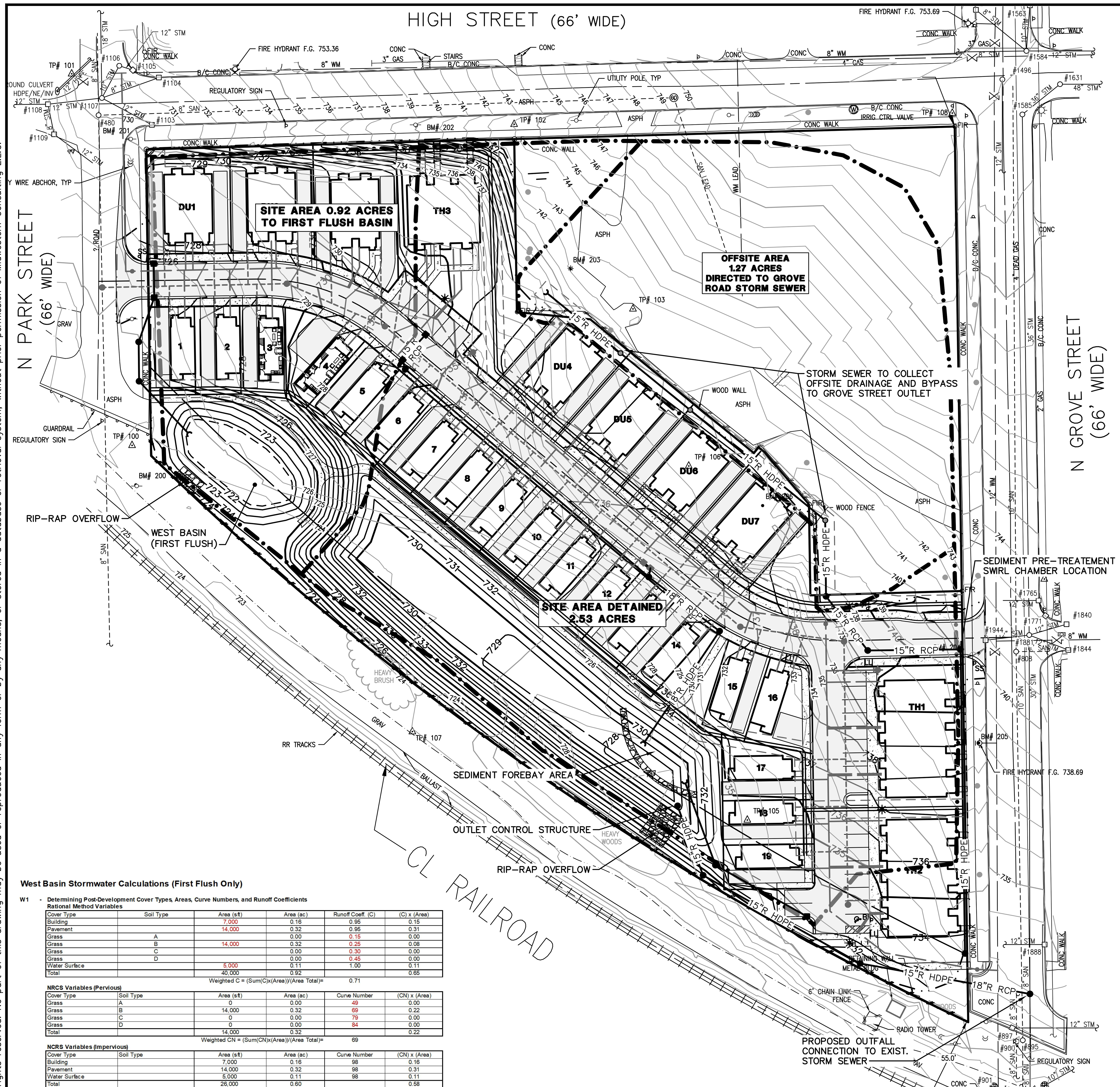
PUD SITE PLAN
GRADING PLAN

6

DATE: 03/16/22
SHEET 6 OF 15
CADD: KJB
ENG: JCA
PM: KEB
FILE: 21264GP1

JOB No. 21264

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/13/22
PER MUNICIPAL COMMENTS	05/13/22



Storm Water Narrative

The drainage of the existing site currently flows overland from north to south. There is a small area in the southwest corner of the site where a small amount of water is impounded, but during any storm event of significant size the majority of runoff flows to the railroad right-of-way. The water then flows along the tracks in a northwesterly direction.

The existing structure and parking area northeast of the site currently drains to this parcel. It is proposed to intercept the drainage from this excepted parcel and route in to the storm sewer in Grove Street.

In determining a location for onsite storm water detention, the only available outlet for the site is an existing storm sewer in North Grove Street. The proposed detention basin is proposed by the construction of a berm along the south property limits. Due to the elevation of the existing storm sewer it is not possible to drain the entire site to this outlet by gravity flow.

The west area of the parcel is proposed to flow to a sedimentation basin that provides a storage volume equal to the first flush storm event however no gravity discharge which will then overflow to toward the railroad right-of-way. There will be an overall reduction in the runoff to the railroad.

Onsite soil contamination makes it impossible to promote surface infiltration to aid in a reduction of runoff.

East Basin Stormwater Calculations

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables

Cover Type	Soil Type	Area (sft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		14,000	0.32	0.95	0.31
Pavement		41,000	0.94	0.95	0.89
Grass	A		0.00	0.15	0.00
Grass	B	35,000	0.80	0.25	0.20
Grass	C		0.00	0.30	0.00
Grass	D		0.00	0.45	0.00
Water Surface		20,000	0.46	1.00	0.46
Total		110,000	2.53		1.86
		Weighted C = (Sum(C)x(Area))/(Area Total)=		0.74	

NRCS Variables (Pervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	0	0.00	49	0.00
Grass	B	35,000	0.80	69	0.55
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
Total		35,000	0.80		0.55
		Weighted CN = (Sum(CN)x(Area))/(Area Total)=		69	

NCRS Variables (Impervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		14,000	0.32	98	0.31
Pavement		41,000	0.94	98	0.92
Water Surface		20,000	0.46	98	0.45
Total		75,000	1.72		1.69
		Weighted CN = (Sum(CN)x(Area))/(Area Total)=		98	

W2 - W2 - First Flush Runoff Calculations (Vff)

A. Vff = 1" x 1'/12" x 43560 sft/ac x A x C where A= 2.53 and where C= 0.74

Vff = 1" x 1'/12" x 43560 sft/ac x 2.53 x 0.74 = 6,783 cf

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Pre-Development CN
(Good Cover Woods, Type B Soils) CN= 55
C. S = (1000 / CN) - 10 S= 8.182 in
D. Q = [(P-0.2S)^2] / [P+0.8S] Q= 0.057 in
E. Total Site Area excluding "Self-Crediting" BMPs 110,000 sft
F. Vbf-pre = Q x (1/12) x Area Vbf-pre = 525 cft

W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Pervious Cover CN From Worksheet 1 CN= 69
C. S = (1000 / CN) - 10 S= 4.493 in
D. Q = [(P-0.2S)^2] / [P+0.8S] Q= 0.354 in
E. Pervious Cover Area from Worksheet 1 35,000 sft
F. Vbf-per-post = Q x (1/12) x Area Vbf-per-post = 1,034 cft

W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Impervious Cover CN From Worksheet 1 CN= 98
C. S = (1000 / CN) - 10 S= 0.204 in
D. Q = [(P-0.2S)^2] / [P+0.8S] Q= 2.122 in
E. Impervious Cover Area from Worksheet 1 75,000 sft
F. Vbf-imp-post = Q x (1/12) x Area Vbf-imp-post = 13,260 cft

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)

A. 100 year / 24 hour storm event: P= 5.11 in
B. Pervious Cover CN From Worksheet 1 CN= 69
C. S = (1000 / CN) - 10 S= 4.493 in
D. Q = [(P-0.2S)^2] / [P+0.8S] Q= 2.038 in
E. Pervious Cover Area from Worksheet 1 35,000 sft
F. V100-per-post = Q x (1/12) x Area V100-per-post = 5,943 cft

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)

A. 2 year / 24 hour storm event: P= 5.11 in
B. Impervious Cover CN From Worksheet 1 CN= 98
C. S = (1000 / CN) - 10 S= 0.204 in
D. Q = [(P-0.2S)^2] / [P+0.8S] Q= 4.873 in
E. Impervious Cover Area from Worksheet 1 75,000 sft
F. Vbf-imp-post = Q x (1/12) x Area Vbf-imp-post = 30,456 cft

W8 - Time of Concentration (Tc-hrs)

A. Assume 15-minute minimum time of concentration Tc= 0.25 hr

W9 - Runoff Summary & On-Site Infiltration Requirement

A. Summary from Previous Worksheets
First Flush Volume (Vff) **6,783 cft**
Pre-Development Bankfull Runoff Volume (Vbf-pre) **525 cft**
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post) *1,034 cft*
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post) *13,260 cft*
Total BF Volume (Vbf-post) **14,294 cft**
Pervious Cover Post-Development 100-Year Volume (V100-per-post) *5,943 cft*
Impervious Cover Post-Development 100-Year Volume (V100-imp-post) *30,456 cft*
Total 100-Year Volume (V100) **36,399 cft**
B. Determine Onsite Infiltration Requirement
Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume
Total Post-Development Bankfull Volume (Vbf-post) 14,294 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre) 525 cft
Bankfull Volume Difference **13,769 cft**
Infiltration Requirement (Vinf) **13,769 cft**

W10 - Detention/Retention Requirement

A. Qp = 238.6 Tc^-0.82 743.63 cfs/(in x sq. mi)
B. Total Site Area excluding "Self-Crediting" BMPs 2.53 ac
C. Q100 = Q100-per + Q100-imp 6.911 in
(from W6 and W7, respectively)
D. Peak Flow (PF) = Qp x Q100 x Area / 640 20.28 cfs
E. Delta = PF - 0.15 x Area (ac) 19.90 cfs
[0.15 x Area (ac)] *0.38 cfs*
F. Vdet = Delta / PF x V100 35,719 cft
Required Detention not including infiltration credit or penalty.
Sediment Forebay Volume Required (5% of V100) 1,820 cft

Detention Outlet Calculcations

A. Required Detention Volumes (Reduced by 6-hour infiltration)

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	6,783 cft	-	0 cft	=	**6,783** cft
Bankfull	14,294 cft	-	0 cft	=	**14,294** cft
100 -year	35,719 cft	-	0 cft	=	**35,719** cft
Forebay Volume Required (5% of 100-yr)				=	**1,786** cft

B. Detention Volumes Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
727.2	1	0	0	0
728.0	849	1	234	234
729.0	4,019	1	2,238	2,473
730.0	9,410	1	6,526	8,999
731.0	12,059	1	10,707	19,706
732.0	14,888	1	13,449	33,155
733.0	17,873	1	16,358	49,513
			Total Volume =	49,513

Storage Elevation Calculation

First Flush Elevation (Xff)= (730.0 - 729.0) / (8,999 - 2,473) = (Xf - 729.0) / (6,783 - 2,473) Xff = 729.66 ft

Bankfull Elevation (Xbf)= (731.0 - 730.0) / (19,706 - 8,999) = (Xbf - 730.0) / (14,294 - 8,999) Xbf = 730.49 ft

100-Year Elevation (X100)= (733.0 - 732.0) / (49,513 - 33,155) = (X100 - 732.0) / (35,719 - 33,155) X100 = 732.16 ft

West Basin Stormwater Calculations (First Flush Only)

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables

Cover Type	Soil Type	Area (sft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building		7,000	0.16	0.95	0.15
Pavement		14,000	0.32	0.95	0.31
Grass	A		0.00	0.15	0.00
Grass	B	14,000	0.32	0.25	0.08
Grass	C		0.00	0.30	0.00
Grass	D		0.00	0.45	0.00
Water Surface		5,000	0.11	1.00	0.11
Total		40,000	0.92		0.65
		Weighted C = (Sum(C)x(Area))/(Area Total)=		0.71	

NRCS Variables (Pervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	0	0.00	49	0.00
Grass	B	14,000	0.32	69	0.22
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
Total		14,000	0.32		0.22
		Weighted CN = (Sum(CN)x(Area))/(Area Total)=		69	

NCRS Variables (Impervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Building		7,000	0.16	98	0.16
Pavement		14,000	0.32	98	0.31
Water Surface		5,000	0.11	98	0.11
Total		26,000	0.60		0.58
		Weighted CN = (Sum(CN)x(Area))/(Area Total)=		98	

W2 - W2 - First Flush Runoff Calculations (Vff)

A. Vff = 1" x 1'/12" x 43560 sft/ac x A x C where A= 0.92 and where C= 0.71

Vff = 1" x 1'/12" x 43560 sft/ac x 0.92 x 0.71 = 2,367 cf

Detention Outlet Calculcations

A. Required Detention Volumes (Reduced by 6-hour infiltration)

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	2,367 cft	-	0 cft	=	**2,367** cft

B. Detention Volumes Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
721.5	2,427	0	0	0
722.0	2,943	0.5	1,340	1,340
723.0	4,094	1	3,503	4,843
			Total Volume =	4,843

Storage Elevation Calculation

First Flush Elevation (Xff)= (723.0 - 722.0) / (4,843 - 1,340) = (Xf - 722.0) / (2,367 - 1,340) Xff = 722.29 ft

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SCALE: 1" = 40'
0 40 80 120

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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
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
	END SECTION
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
	LIMITS OF DISTURBANCE

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220 N. PARK STREET PUD

PUD SITE PLAN
STORM WATER MANAGEMENT PLAN

7

JOB No. 21264

DATE: 03/16/22
SHEET 7 OF 15
CADD: KJB
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M:\Civil3d_Proj\21264\Site Plan\21264DA1.dwg, 5/13/2022 9:34 AM, Tina R. Fix-Woodworth, 7 STORM WATER MANAGEMENT PLAN, MCLLC PDF.pc3
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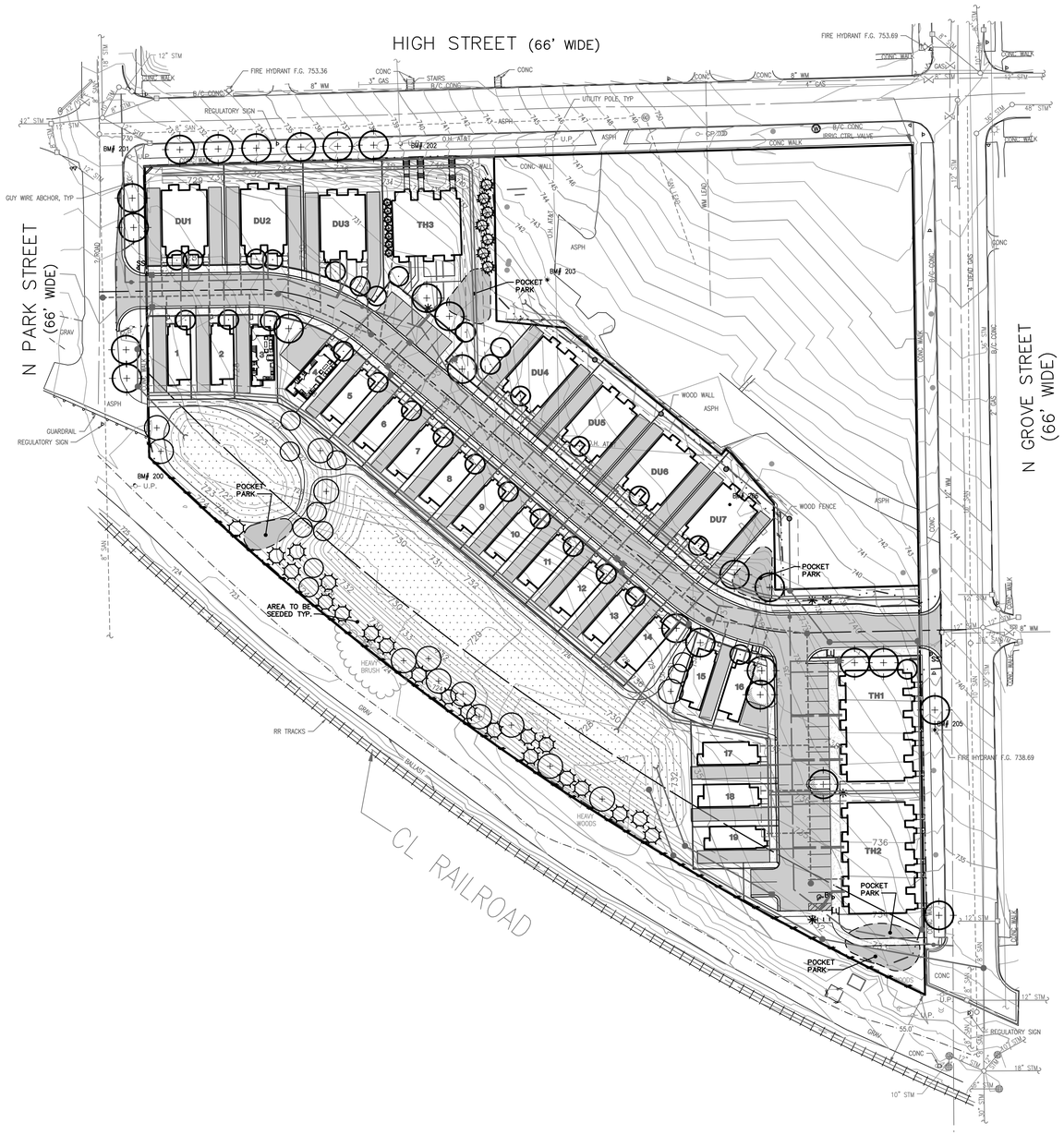

LANDSCAPE LEGEND

- TREE OR BRUSH LIMIT
- PROPOSED STREET TREE
- PROPOSED COLUMNAR STREET TREE
- PROPOSED PARKING ISLAND TREE
- PROPOSED SCREENING EVERGREEN TREE
- PROPOSED SITE LANDSCAPING CANOPY TREE
- PROPOSED SITE LANDSCAPING ORNAMENTAL TREE
- PROPOSED SITE LANDSCAPING EVERGREEN TREE
- DETENTION BASIN SEED MIX
- PARK AREA TBD

SCALE: 1" = 40'

0 40 80 120

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LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
Overall site landscaping	10 % of the site = 16,553 sf req.	12 % = 21,516 sf 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 740 lf frontage/30'=25 trees	**12 trees provided, use of 2 existing trees, waiver requested for 11 trees due to lack of available planting area and existing utility conflicts**
Conflicting land use buffer	When 3+du building abuts equal or lesser duadjacent to CN-SF = screening wall, fence, or landscape - 80% opaque min.; staggered evergreen trees/shrubbery for 80% opacity	TH3 only: 7 evergreen trees proposed to East, 7 evergreen trees to West
Parking Lot		
Interior islands	160sf min.; 9ft wide min. with pathway - 11ft wide, 5ft walk, 3ft landscape both sides	**NA for NW parking area with 6 spaces; 1 required for SE parking area - one 96sf island provided - departure requested**
Interior island trees	1 tree per 8 parking spaces	1 provided for NW parking area; 3 provided for SE parking area
Perimeter	Screening along CN-SF (see CLU section); screening along ROW - solid wall or vegetation 3ft ht min, 4ft ht max, 80% opacity	NA
Foundation landscaping	Not applicable	NA
Street trees	1 tree per 30lf frontage	
Proposed Street	600 lf frontage / 30 = 20 (x 2 for both sides)= 40 trees total	40 trees provided, some on unit (lot) due to utility or easement conflicts
Outdoor equipment		
Outdoor refuse	Not in front yard, adequate vehicular access, screened with enclosure 6ft ht	Individual roll out, storage at rear of unit
Fence Regulations:	Front Yard: no more than 6' ht and 50% opacity	NA
	Side, street side, rear yards: 10ft ht max,	NA

PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	Cont	Notes
Street Trees					
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2.5 " cal	B&B	
CC	Cercis canadensis	Redbud	2.5" cal	B&B	
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal	B&B	Columnar
PC	Pyrus calleryana 'Redspire'	Redspire Pear	2.5" cal	B&B	
QR	Quercus robur x alba 'Crimschmidt'	Crimson Spire Oak	2.5"cal	B&B	Columnar
SR	Syringa reticulata	Japanese Lilac Tree	2.5 " cal	B&B	Columnar
TA	Tilia americana 'Redmond'	Redmond Linden	2.5 " cal	B&B	
Parking Island Trees					
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2.5 " cal	B&B	
SR	Syringa reticulata	Japanese Lilac Tree	2.5 " cal	B&B	
Land Use Screening					
PG	Picea glauca 'Densata'	Black Hills Spruce	6' hgt	B&B	
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4' hgt	B&B	
Open Space / Park Plants					
PG	Picea glauca 'Densata'	Black Hills Spruce	6' hgt	B&B	
IV	Itea virginica	Little Henry Sweetspire	36" hgt	B&B	
BX	Aronia arbutifolia	Red chokeberry	No. 3	Cont.	
AC	Amelanchier canadensis	Serviceberry	2.5" cal	B&B	
CC	Cercis canadensis	Redbud	2.5" cal	B&B	
PO	Physocarpus opulifolius	Common Ninebark	36" hgt	B&B	
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4' hgt	B&B	
Entrance / Park Plants					
CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	No. 3	Cont.	
SS	Schizachyrium scoparium	Little Bluestem	No. 3	Cont.	
HS	Hemerocalis stella d'oro	Stell D'Oro Daylily	No. 3	Cont.	
GR	Geranium 'Rozanne'	Rozanne Geranium	No. 3	Cont.	
TOTAL					

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8

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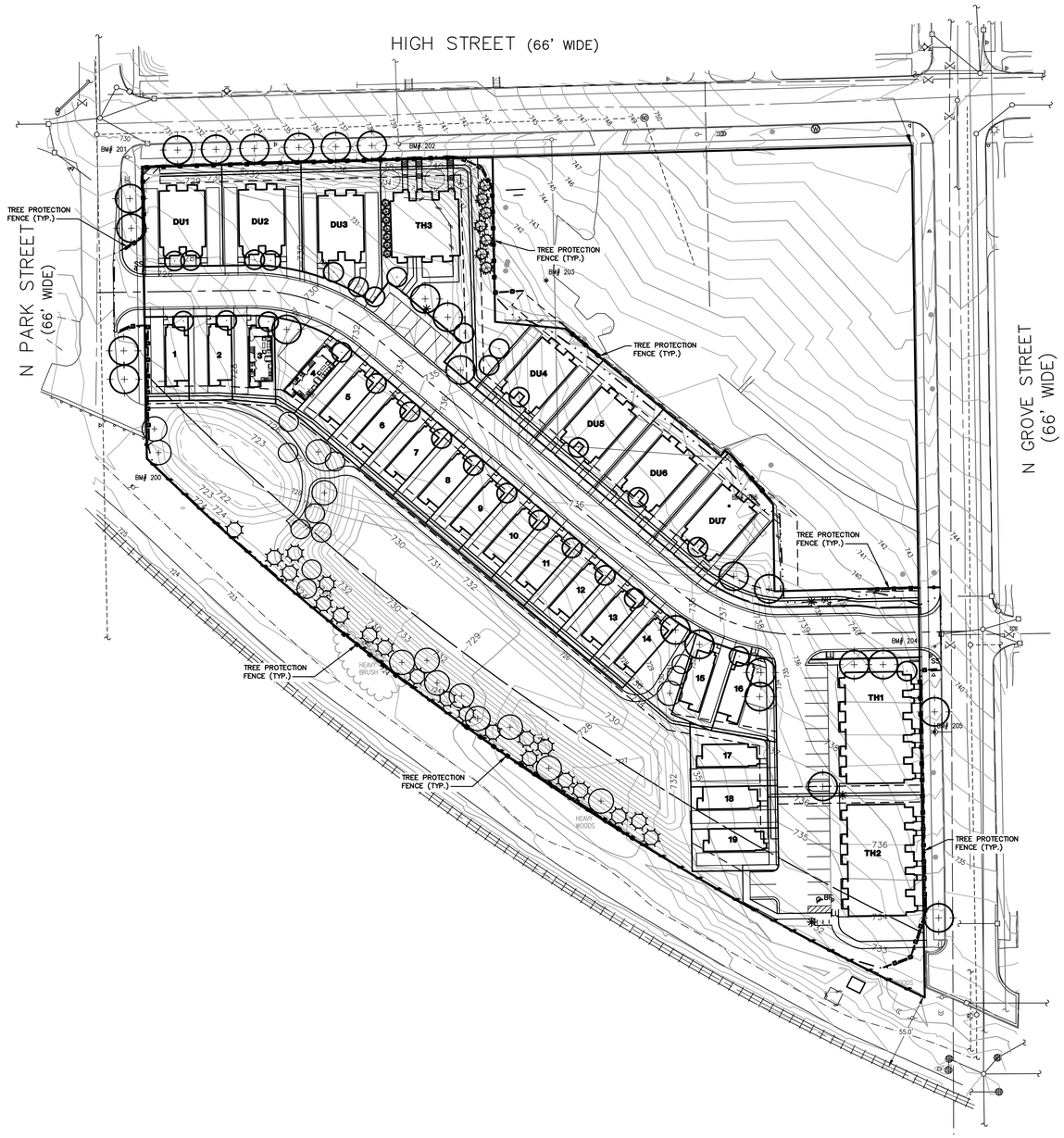

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SCALE: 1" = 40'

0 40 80 120

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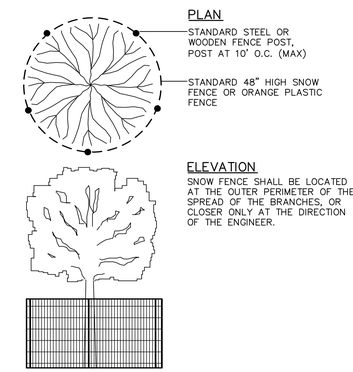
TREE PROTECTION LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- TREE OR BRUSH LIMIT

NOTES:

1. PAVING OR OTHER IMPERVIOUS SITE IMPROVEMENTS SHALL NOT ENCROACH UPON THE DRIP LINE OF EXISTING TREE(S) TO BE PRESERVED UNLESS INDICATED ON THE TREE PRESERVATION PLAN.
2. NO VEHICLE OR OTHER CONSTRUCTION EQUIPMENT MAY BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY PLANT MATERIAL INTENDED TO BE SAVED.
3. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A TREE PROTECTION FENCING PER DETAIL.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER.
5. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES NOT SPECIFIED FOR A SPECIFIC USE BY THE OWNER SHALL BE CHIPPED AND USED FOR MULCH ON SITE, OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



TREE PROTECTION DETAIL (54t)
NOT TO SCALE

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42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
TREE PROTECTION PLAN

9

DATE: 03/18/22
SHEET 9 OF 15
CADD:
ENG: JCA
PM: KEB
FIELD:
/21264P1
FB#

JOB No. 21264

REVISIONS:	REQ. DATE
PER MUNICIPAL COMMENTS	04/14/22
PER MUNICIPAL COMMENTS	05/13/22

u:\Civil34_Proj\21264\Site Plan\21264TP1.dwg, 5/13/2022 9:34 AM, Tina R. Fix-Wadsworth, 9 TREE PROTECTION PLAN, MCLLC PDF.pc3
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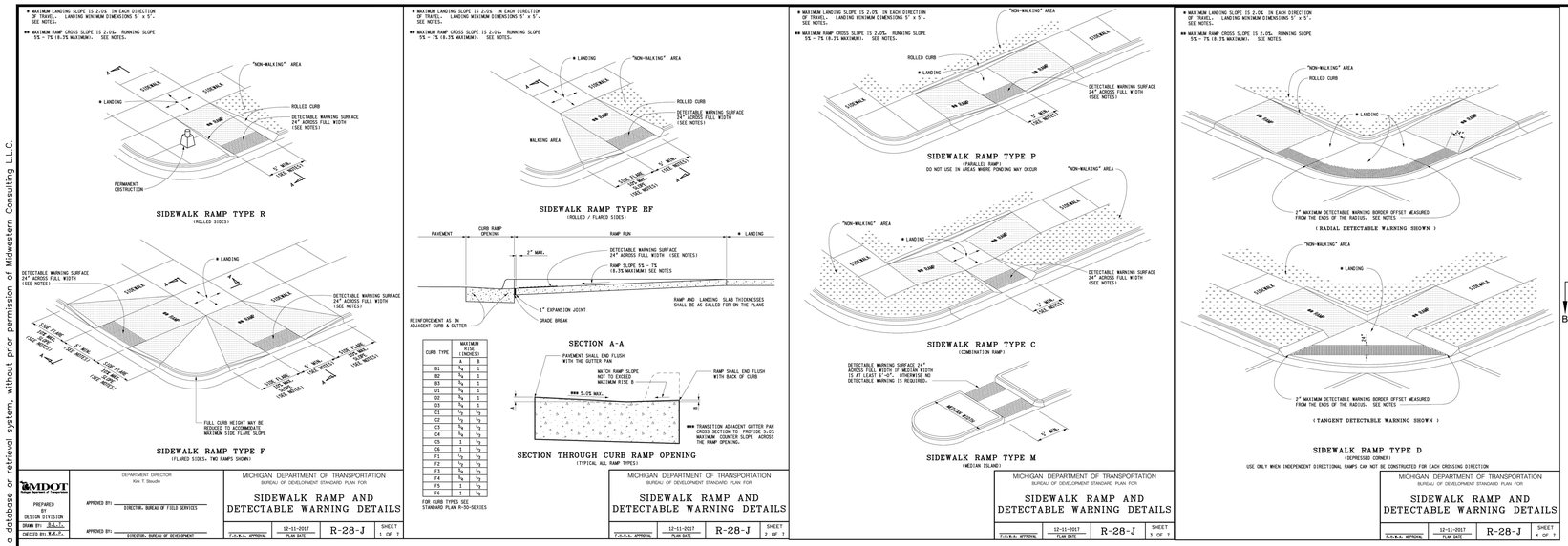

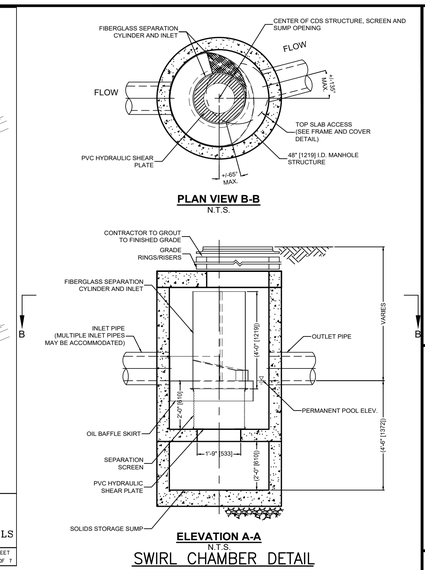

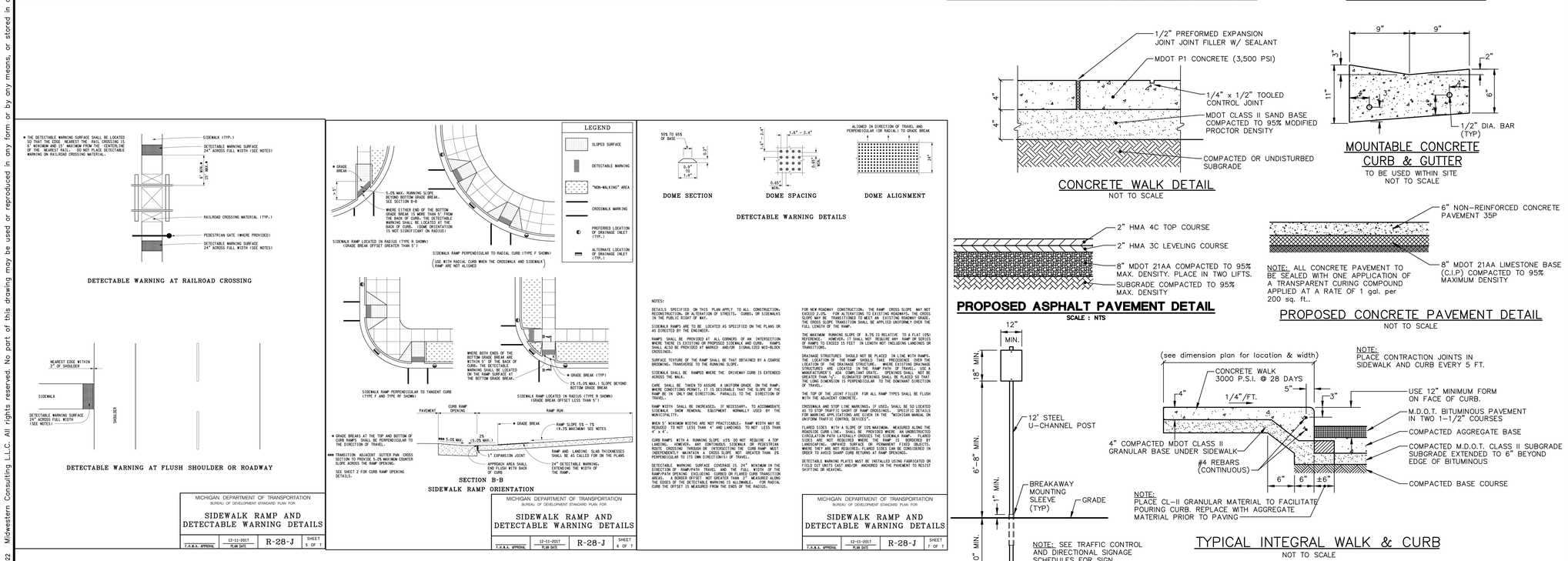

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220 N. PARK STREET PUD

PUD SITE PLAN
NOTES AND DETAILS

10

JOB No. 21264

REVISIONS:
PER MUNICIPAL COMMENTS
PER MUNICIPAL COMMENTS

DATE: 03/16/22
SHEET 10 OF 15
CADD: KJB
REV. DATE
03/13/23
ENG: JCA
PM: KEB
PROJECT NO. 21264011

M:\Civil3d_Proj\21264\Site Plan\21264011.dwg, 5/13/2022 9:39 AM, Tina R. Fix-Woodworth, 10 NOTES AND DETAILS, MCLLC PDF.pc3
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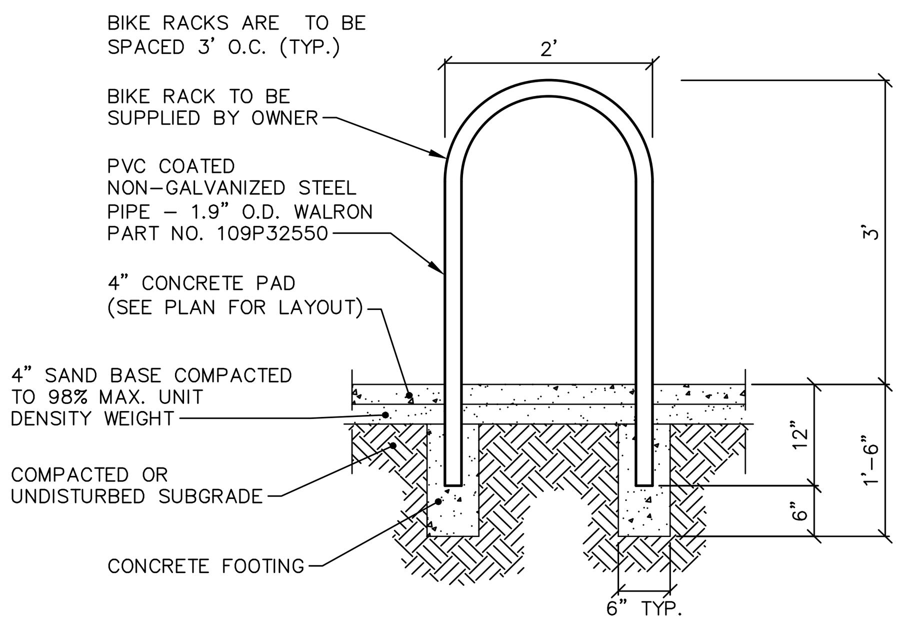
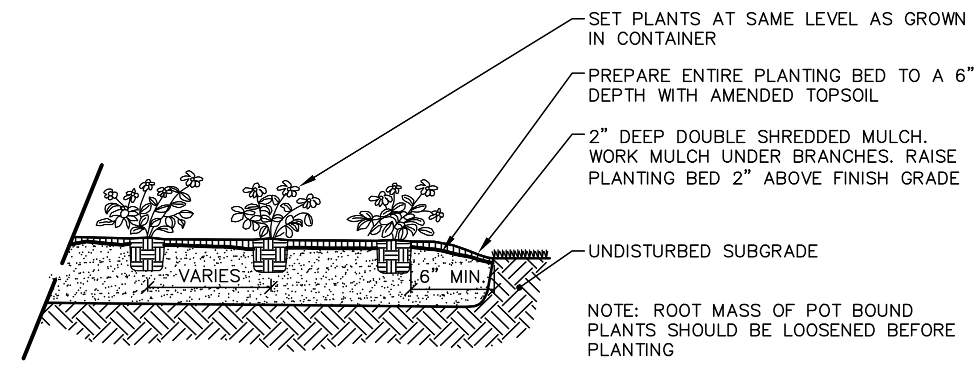


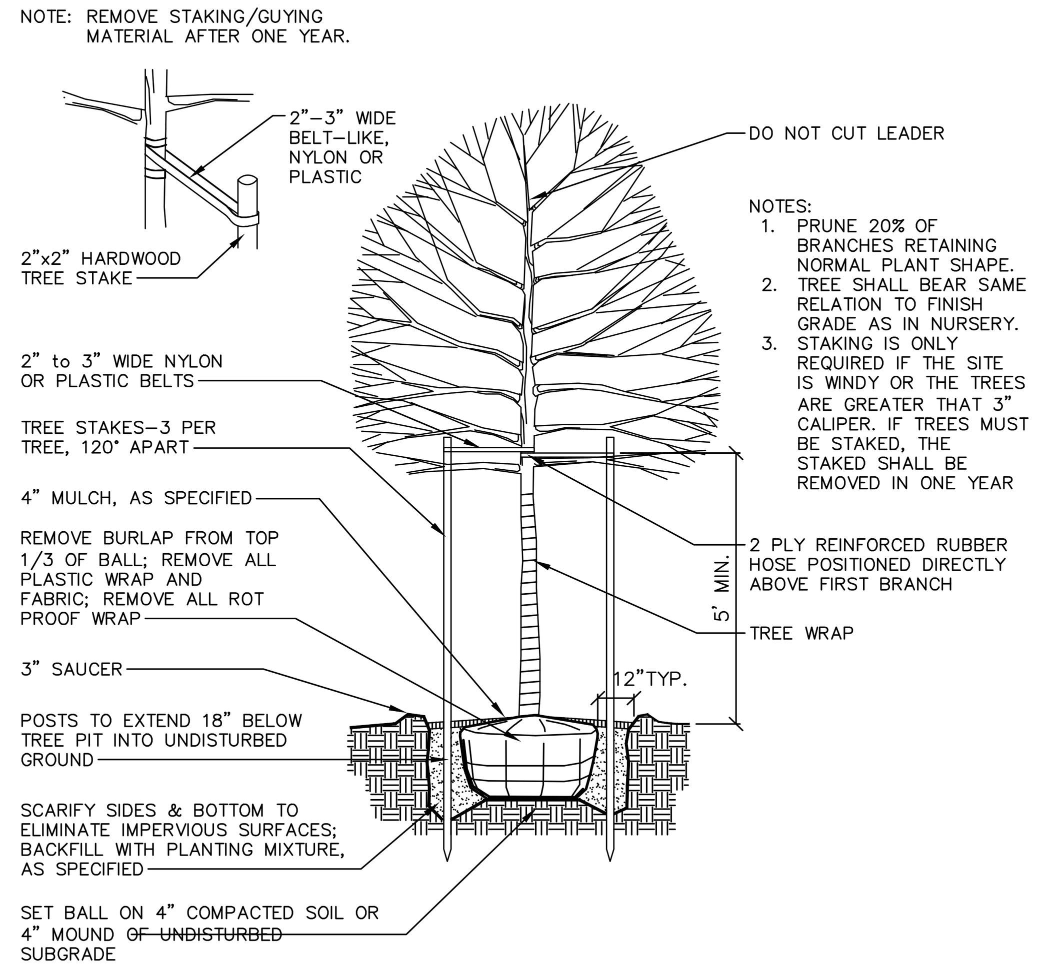
BIKE RACKS IN CONCRETE

SCALE : NTS



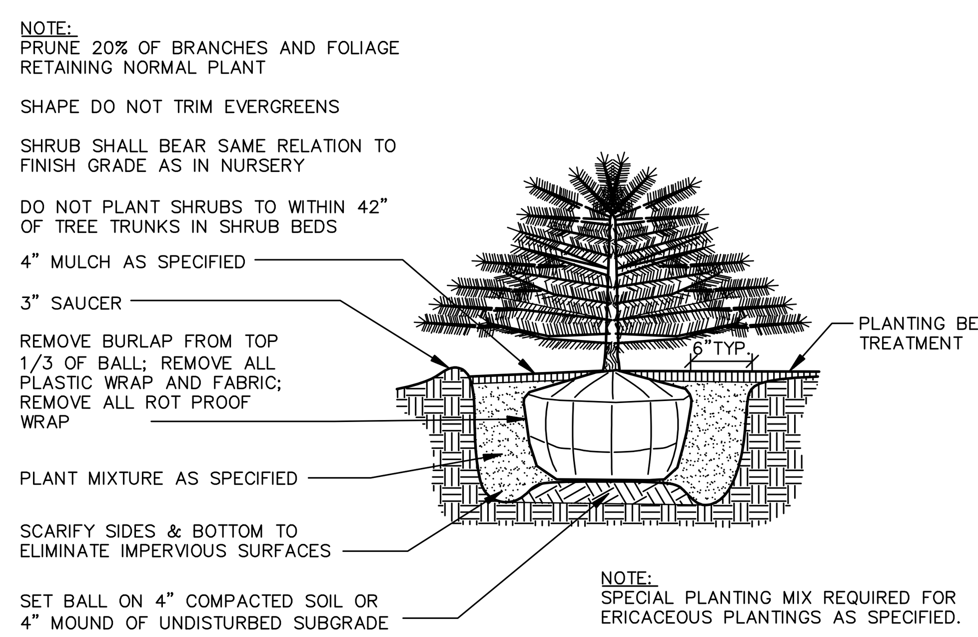
ANNUAL AND PERENNIAL PLANTING

SCALE : NTS



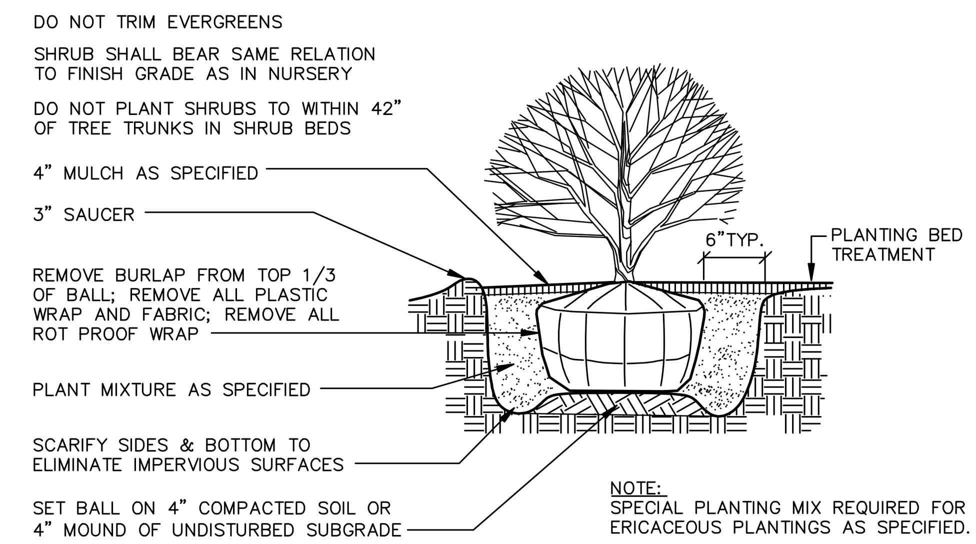
DECIDUOUS TREE PLANTING DETAIL

2-1/2" CAL. OR SMALLER
SCALE: NTS



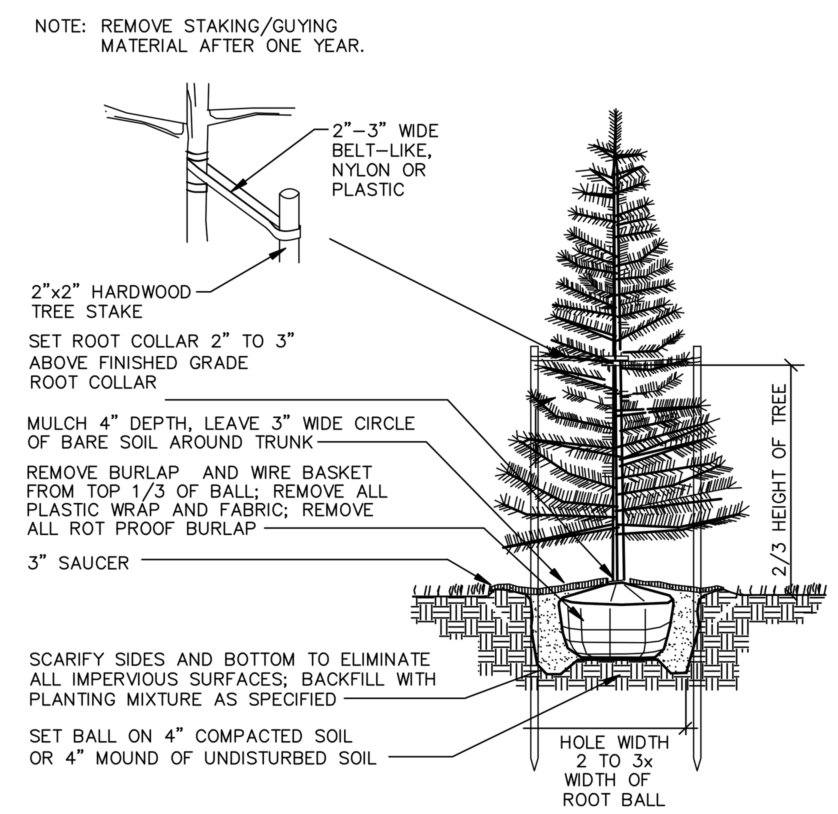
EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



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.

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220 N. PARK STREET PUD

PUD SITE PLAN
LANDSCAPE DETAILS

11

JOB No. **21264**

DATE: 03/16/22
SHEET 11 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TECH:
/21264DT1
FB#

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/14/22
PER MUNICIPAL COMMENTS	05/13/22

M:\Civil3d_Proj\21264\Site Plan\21264DT1.dwg, 5/13/2022 9:35 AM, Tina R. Fix-Woodworth, 11 LANDSCAPE DETAILS, MCLLC PDF.pc3
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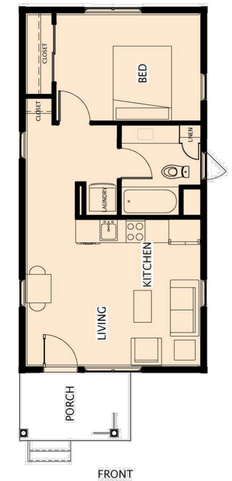
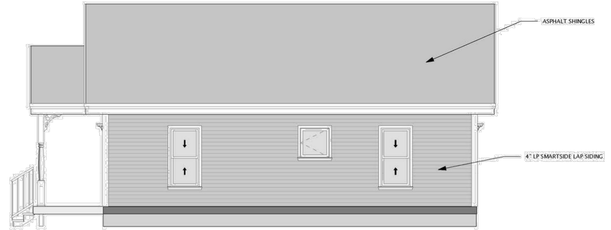
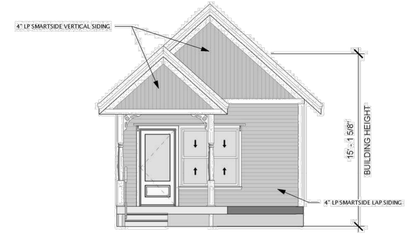


ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*

FIRST FLOOR PLAN - 445 S.F.
SCALE: 3/16" = 1'-0"

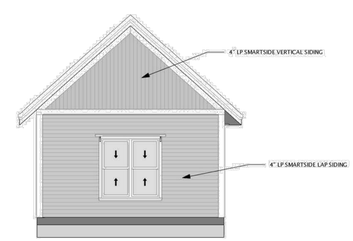


RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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1 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

REVISION		
DATE	ISSUE	BY

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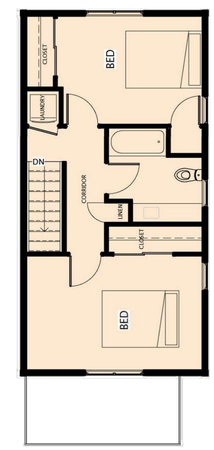
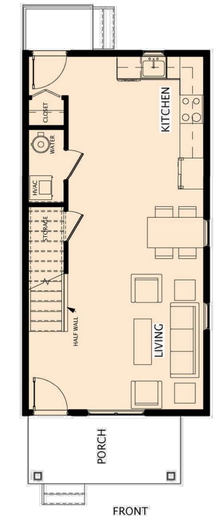
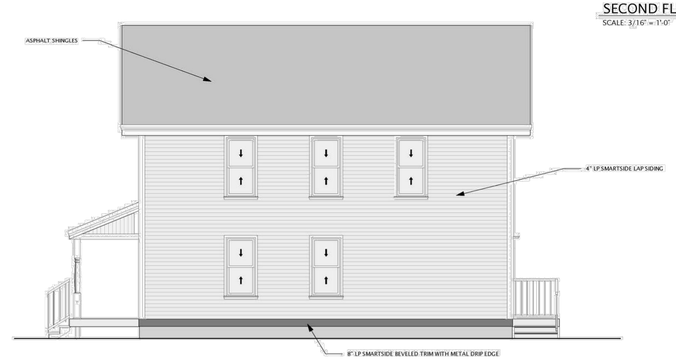


SECOND FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
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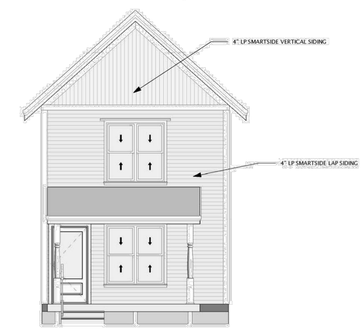

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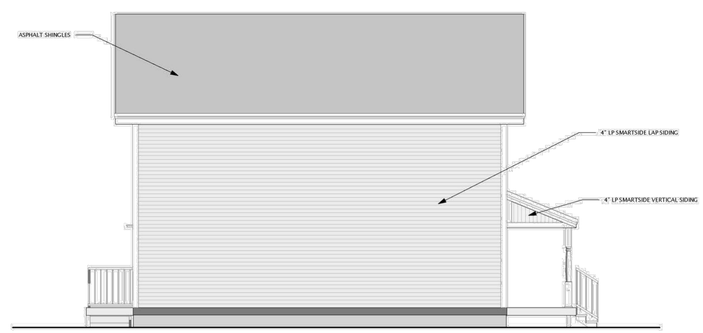

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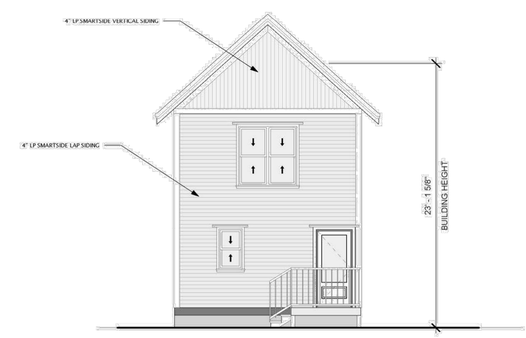

BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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2 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MKA
Date of Issue: 03/15/22

REVISION		
DATE	ISSUE	BY

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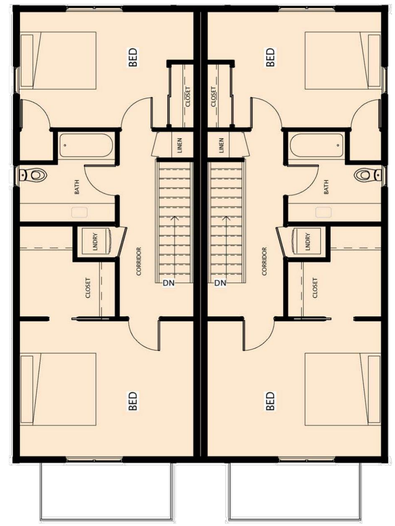
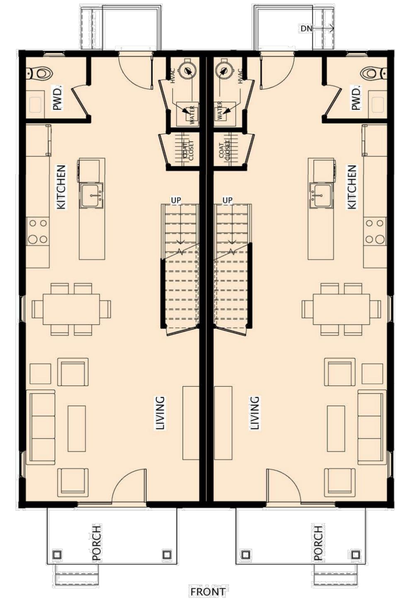
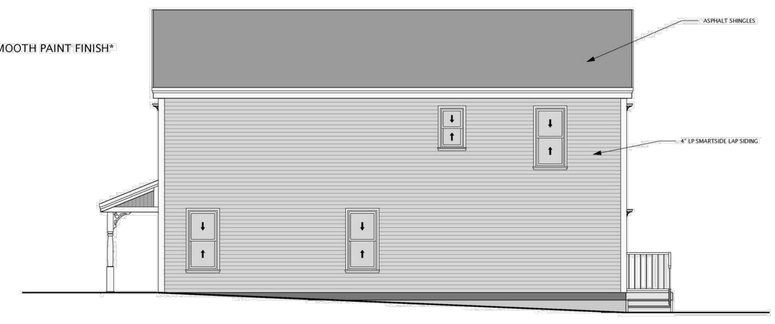


SECOND FLOOR PLAN - 1280 S.F.
SCALE: 3/16" = 1'-0"



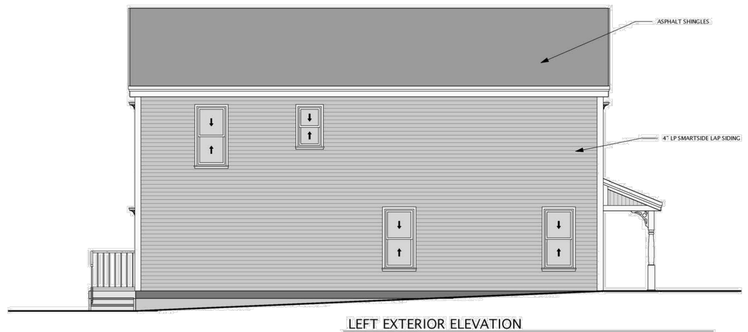
FIRST FLOOR PLAN - 1280 S.F.
SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

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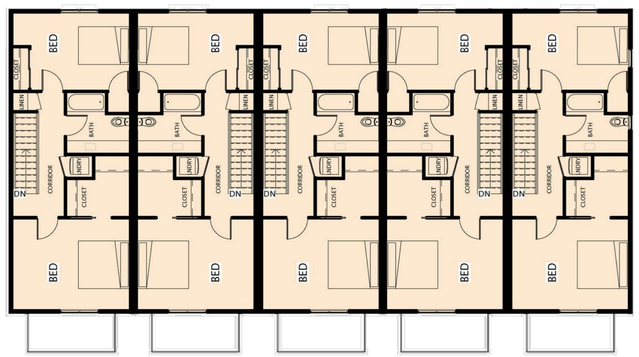
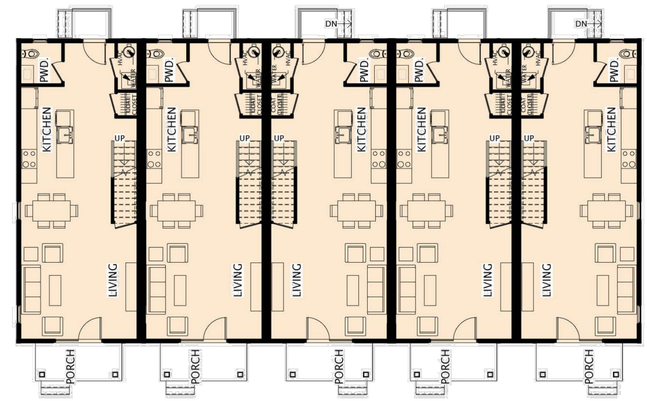
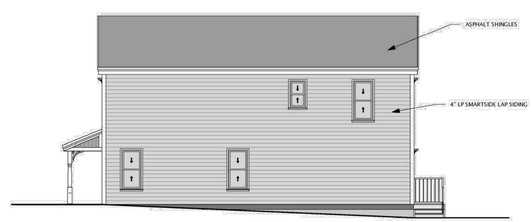


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



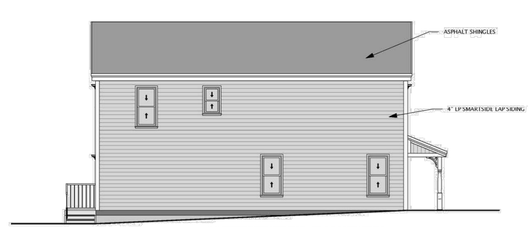
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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TOWNHOUSES

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

REVISION

DATE	ISSUE	BY

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SHEET:

A4.0

Renovare Development
42 Watson, Suite B
Detroit, MI 48201

MEMORANDUM

TO: The City of Ypsilanti Planning Commission
FROM: Renovare Ypsilanti Homes, LLC.
SUBJECT: Requested Items needed for the PUD Site Application for 220 Park Street
DATE: May 9, 2022

Renovare Ypsilanti Homes, LLC (Renovare) proposes a mixed-use residential site condominium that will include 46 units of cottages, duplexes and townhomes located on 220 N. Park Street, Ypsilanti MI, a city owned parcel. City staff has worked with the applicant to address the site layout and engineering and has identified errors within the current city zoning ordinances regarding the frontage requirements, necessitating the need for a PUD approval. Based on the zoning findings, the City of Ypsilanti Planning Department has recommended approval of the PUD application.

Following the Planning Commission Meeting held on April 20, 2022, for the PUD application on 220 Park Street, the commission deferred project approval and requested that a Traffic Impact Study would be completed for review at the next commission meeting scheduled on May 18, 2022. Planning Commission also identified the following concerns:

- Site Plan Detail
- Traffic Circulation
- Safety
- Marketability of the units
- Environmental Conditions
- Project Community Benefits
- Project Specifications

Renovare Ypsilanti Homes, LLC presents this Memorandum in response to these concerns, with documentation from various professional service providers attached as well as letters from statewide planning agencies and housing organizations in support of the product type, density and redevelopment activities incorporated in the project.

RESPONSES

Site Plan Detail

Questions were raised about the detail of pocket parks and the storm water management area. Renovare has included an updated site plan rendering showing the entire site; streetscape renderings to show landscape detail at the street level, and open space concepts for the pocket parks and stormwater detention area. These improvements are currently being explored and are in the process of being finalized.

Figures

A. Updated Site Plan Conceptual
B. Updated Streetscape Renderings
C. Open Space Concepts

Traffic Circulation

The development team worked directly with the City of Ypsilanti Administration and the city consultant OHM to determine the scope of traffic analysis required for the project. Attached please find a letter from the city consultant OHM addressing the City Planner Andy Aamodt.

The letter states that based on the findings, **OHM does not believe that further traffic studies related to 220 N. Park Street PUD are necessary**, however the developer has completed a Traffic Impact Analysis report. Based on the findings of the report, the site is not anticipated to generate enough traffic to exceed the typical thresholds for a traffic impact assessment or full traffic impact study. No changes to the existing street system or control would be necessary due to the limited traffic generated by this development. The final report is attached

Attachments

1. OHM Memorandum to City Staff
2. Midwestern Consultants (MCI) Traffic Impact Analysis

Safety

Concerns were raised about building adjacent to rail. Renovare has pulled various articles and case studies about the issue. Across the country, housing projects are being located in close proximity to rail. The availability of property and access to revitalization tools has made rail adjacent properties more attractive for housing projects. States are passing specific legislation to promote housing in close proximity to rail. **Cities across the country and within the State of Michigan are approving projects that are directly adjacent to rail, and are even establishing "rail districts" to promote proximity.** Most recently, Planning Commissions in Ann Arbor and Royal Oak have approved housing in closer proximity to rail than the proposed distance at 220 North Park.

Attachments

3. Housing Adjacent to Rail Articles and Case Studies

Marketability

There were several questions regarding the marketability of the project. In Southeast Michigan, the lack of attainable housing is at a crisis level. **Renovare has performed significant market analysis to verify the marketability of the units once complete.** Documentation verifying marketability is attached.

Attachments

4. Comparative Market Analysis
5. Historic Price Trend
6. Ypsilanti Housing – Months of Inventory
7. Prism Demographic Study

Environmental Concerns

During the initial Planning Commission meeting, concerns were raised about the environmental conditions at the site, namely, the potential presence of contamination, the potential presence of wetlands and the potential presence of natural springs.

The City of Ypsilanti and Renovare have performed due diligence regarding the possibility of environmental contamination at the property. After a Phase I Environmental Site Assessment identified Recognized Environmental Concerns (RECs) at the property, a subsurface investigation was performed. The results of that investigation have identified a limited amount of contamination below the area of the proposed above ground storm water detention basin that exceeds the generic cleanup criteria. **Development activities include further delineation of that discrete area and removal and disposal of comminated soils.**

Concerns have been raised about the potential classification of portions of the site as regulated wetlands. **The attached Wetland Delineation Report dispels concerns about the presence of a regulated wetland** due to the size, nature and extent of the existing surface water at the site and other factors.

Public concerns were raised about a potential natural spring being located at the site. **The attached memorandum from MCI dispels concerns about the presence of a natural spring**, due to the existence (or lack thereof) of groundwater at the site and other characteristics.

Attachments

8. 220 N Park Subsurface Investigation Results
9. Wetland Analysis
10. Memorandum Regarding the Possible Presence of Springs

Project Community Benefits

The Planning Commission raised concerns about the proposed Community Benefits that the site will be providing. Renovare has been actively following the appropriate process as outlined under the Ypsilanti Community Benefits Ordinance (CBO). The CBO Committee, established per the ordinance, has met several times over the past few months to discuss potential benefits.

The priority benefits outlined in that process by the CBO Committee to date include, but are not limited to:

- Long-term affordability for a portion of the units including access to individuals and families at 40% Area Median Income (AMI);
- Restricting the entire property to owner-occupied housing;
- Adding fencing along the rail to promote safety;
- Improvements on site that are publicly accessible including pathways and educational signage along the stormwater management area; and
- Improvements on site that are accessible to the residents such as community gardens, bike racks and sheds.

Renovare is working to finalize the CBO agreement with the committee and will have **a final list of benefits within the next few weeks**.

Attachment

11. Memo from City on Status of CBO Meetings

Project Specifications

Questions were raised about project specifications. The attached documents outline the **current specifications for the proposed units**.

Attachments

12. Current Unit Design Specifications
13. Historic Specifications

General Support Letters

Renovare has been approached by several agencies in support of the project. Attached are letters from statewide planning agencies and housing organizations in support of the product type, density and redevelopment activities incorporated in the project.

Attachments

14. Support Letters

CONCLUSION

The attached information is provided in an attempt to assuage the concerns of the Planning Commission in approving the Planned Unit Development application for this transformational project. The Project will provide critically needed owner-occupied affordable and attainable single-family housing; produce a storm water management system that is desperately needed for the site and surrounding properties; revitalize an underutilized brownfield site; and bring public amenities that will help build community in the area.

220 N. Park Street Site Condominium
Renovare Ypsilanti Homes, LLC
April 20, 2022
MCLLC No. 212466A
MIDWESTERN
CONSULTING
SCALE: 1" = 40 FEET
0
40
80
120
HIGH STREET
N. PARK STREET
N. GROVE STREET

220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

5/3/2022

RENOVARE

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220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

5/3/2022

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220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

5/3/2022

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CONC WALK
CONC WALL
ASPH
POCKET PARK
WOOD FENCE
CONC
CL RAILROAD

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

April 26, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 220 N Park St.
Traffic Study
OHM Job No. 0094-22-1020

Dear Mr. Aamodt:

OHM was asked to look at the 220 N. Park Street PUD to determine which type of traffic study should be completed for the site. Our first step involved looking at the site plan to determine the number of dwelling units, which was observed to be 46. Once we found the number of units, we realized that this size of development does not typically require a Traffic Impact Study (TIS) or a Traffic Impact Assessment (TIA), which is a smaller version of a traffic study that focuses on the site driveways.

When should a TIS or TIA be required? One of the key triggers for identifying when an impact study should be required is "trip generation". Trip generation is the number of inbound and outbound vehicles trip that are expected to be generated by the development during an average day or during the peak hour. We estimate the number of trips the site is expected to generate and then compare to accepted thresholds and determine what type of study (if any) is needed. For accepted thresholds, we reference the document "Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities", which provides both national and local thresholds for studies.

The Institute of Transportation Engineers (ITE's) recommended practice is to require a TIS when the site generates one hundred (100) additional peak hour directional trips. For most cases, the following thresholds are recommended. A TIS would be required where the proposed site plan or subdivision plan would be expected to generate over one hundred (100) directional trips during the peak hour or seven hundred fifty (750) trips in an average day. A less detailed TIA is recommended for projects which could generate 50-99 directional trips during a peak hour or 500-749 trips during an average day.

To determine the number of trips generated by the development, ITE's "Trip Generation Manual 11th Edition" was utilized. For the analysis, we looked at land use code 210 (Single-Family Detached Housing) and code 215 (Single-Family Attached Housing). The land use code 210 provided higher trip generation rates and was used to be conservative. The following table shows the trip generation for the development:

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

Period	Total	Entering	Exiting
AM Peak Hour of Adj Street	32	8	24
PM Peak Hour of Adj Street	43	27	16
Average Day	434	217	217

Based on the trip generation of the development, the hourly trips and the average day trips fall well below the requirements to perform a TIS or TIA for the development. This development is not expected to have a significant impact on the overall transportation system.

We have also investigated the possibility of whether traffic control improvements would be needed on the adjacent roadway network (ie. All-Way Stop or Traffic Signals). Both all-way stop intersections and traffic signals have warrants that must be met prior to installation. For an all-way stop controlled intersection, the major roadway must average 300 vehicles per hour and the minor roadway average 200 vehicles per hour for a minimum of the same 8 hours per day. Traffic signals have similar requirements, where for roadways with one lane in each direction, the major roadway would need to average over 500 and the minor roadway over 150.

Based on these findings, we do not believe further traffic studies relating to the 220 N. Park St. PUD are necessary.

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

Sincerely,
OHM Advisors
[redacted]
Steven M. Loveland, PE, PTOE

CC: Joe Meyers, City of Ypsilanti
Ron Akers, AICP, Department of Public Works
Rachel Jackson, PE, OHM
Kent Early, PE, OHM
Kate Bond, RLA, Midwestern Consulting
File

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

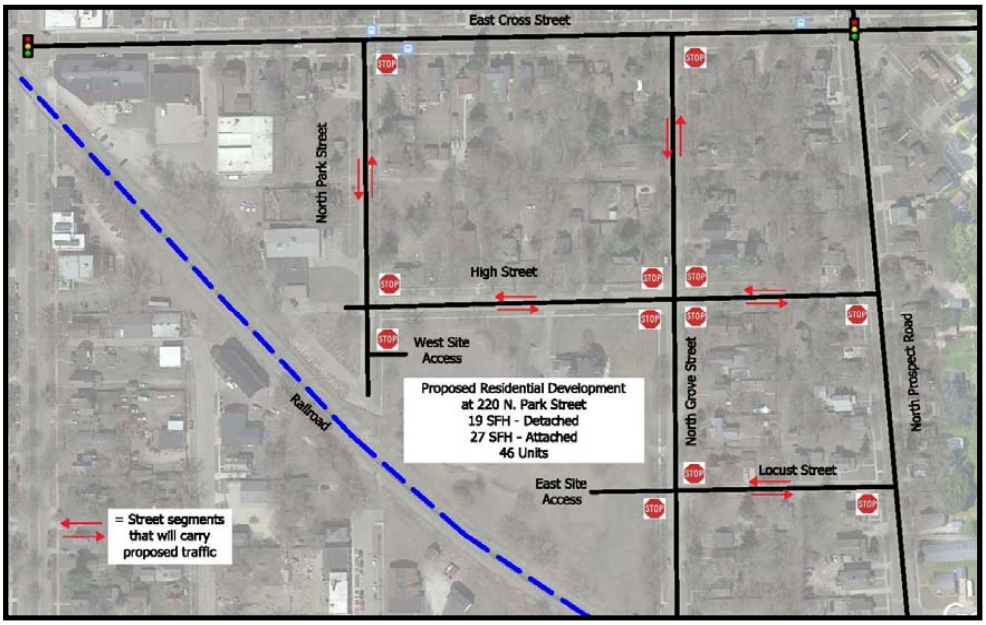
Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

MEMORANDUM

TO: Renovare Development
FROM: Michael R. Cool, PE
RE: TIA 220 Park Street Ypsilanti
DATE: April 28, 2022
Project No.: 21264A

Introduction
A residential development consisting of 19 detached and 27 attached single family homes is proposed for 220 N. Park Street in Ypsilanti, Michigan. Based on our findings this site is not anticipated to generate enough traffic to exceed the typical thresholds for either a traffic impact assessment or full traffic impact study. No changes to the existing street system or control would be necessary due to the limited traffic generated by this development.

Site Access
The site will have access to both North Grove Street and North Park Street. Site traffic traveling to/from North Prospect Street will use either High Street or Locust Street. Site traffic traveling to East Cross Street can use either North Park Street or North Grove Street.



Trip Generation
The estimated trip generation for the site, which is shown in the table below, is based on data and equations found in the 11th Edition of the ITE Trip Generation Manual. The ITE data sheets for Single Family Homes –Detached and Attached are included as attachments to this report.

	ITE	Size	Weekday	Morning Peak Hour			Afternoon Peak Hour		
Land Use	Code	SF/Units	24-Hr	Enter	Exit	Total	Enter	Exit	Total
Base Vehicular Trips									
SFH - Detached	210	19	219	4	12	16	13	8	21
SFH - Attached	215	27	155	2	6	8	7	5	12
Total Site Trips		**46**	**374**	**6**	**18**	**24**	**20**	**13**	**33**

As the trip generation table indicates, the proposed development is projected to generate less than 500 trips per day, and less than 50 trips during either peak hour. This amount of traffic does not exceed the typical State and County thresholds that would require either a traffic impact assessment (500/50) or full traffic impact study (750/100).

Adequacy of Traffic Control
All of the minor street approaches to East Cross Street and North Prospect Road are currently stop-controlled and nor will they meet the Michigan Manual of Uniform Traffic Control Devices warrants for multi-way stop control as the neighborhood does not contain enough residential lots to generate enough traffic to meet the 300 vehicles per hour (VPH) main street, 200 VPH side street traffic volume criteria for eight hours during the day.

If there are any questions regarding this memorandum or its findings, please let me know.

Sincerely,

[redacted]

Michael R. Cool, P.E.
Midwestern Consulting

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

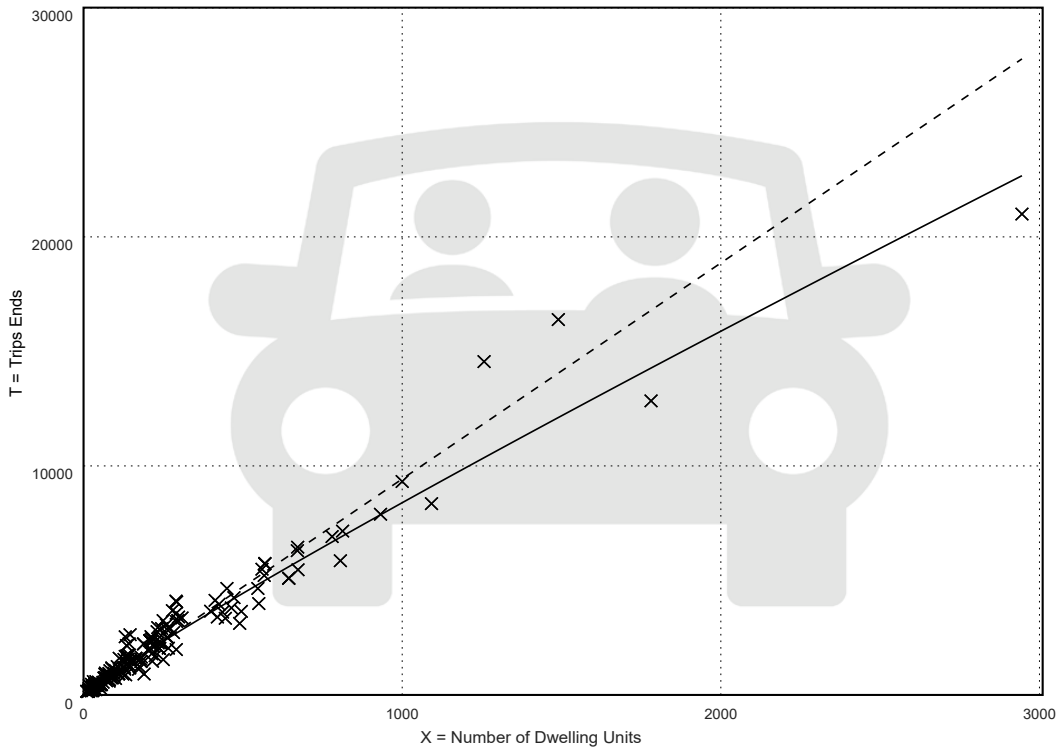
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

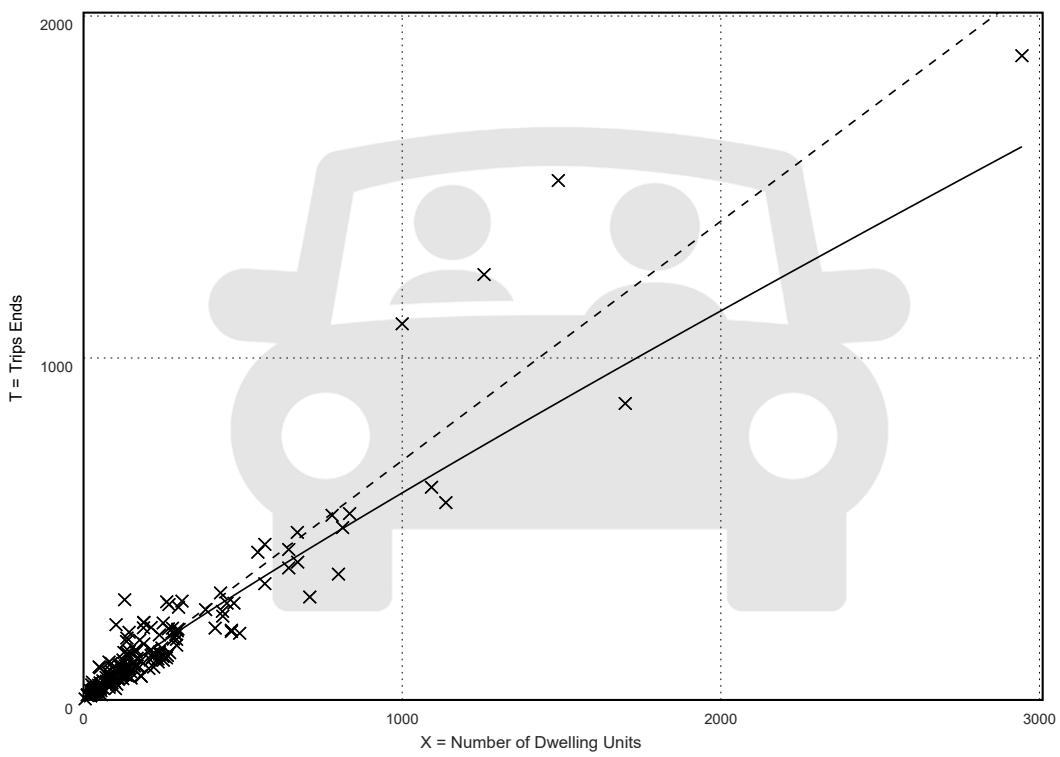
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12 **R^2= 0.90**

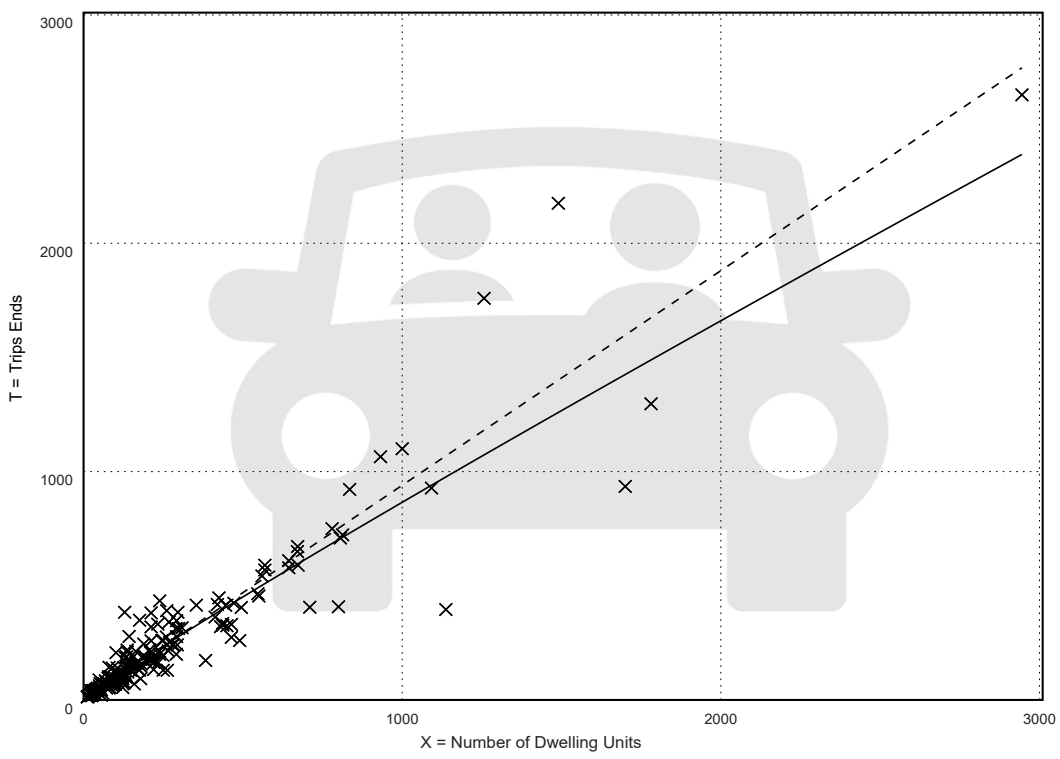
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27 **R^2= 0.92**

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

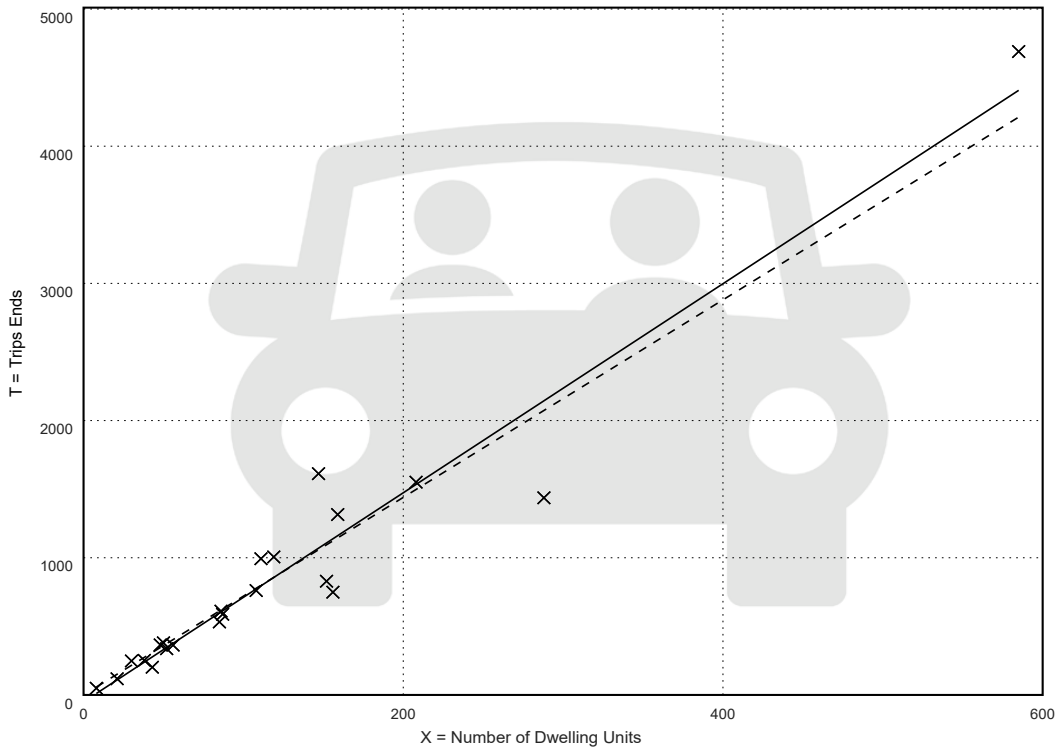
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Fitted Curve Equation: T = 7.62(X) - 50.48

R^2= 0.94

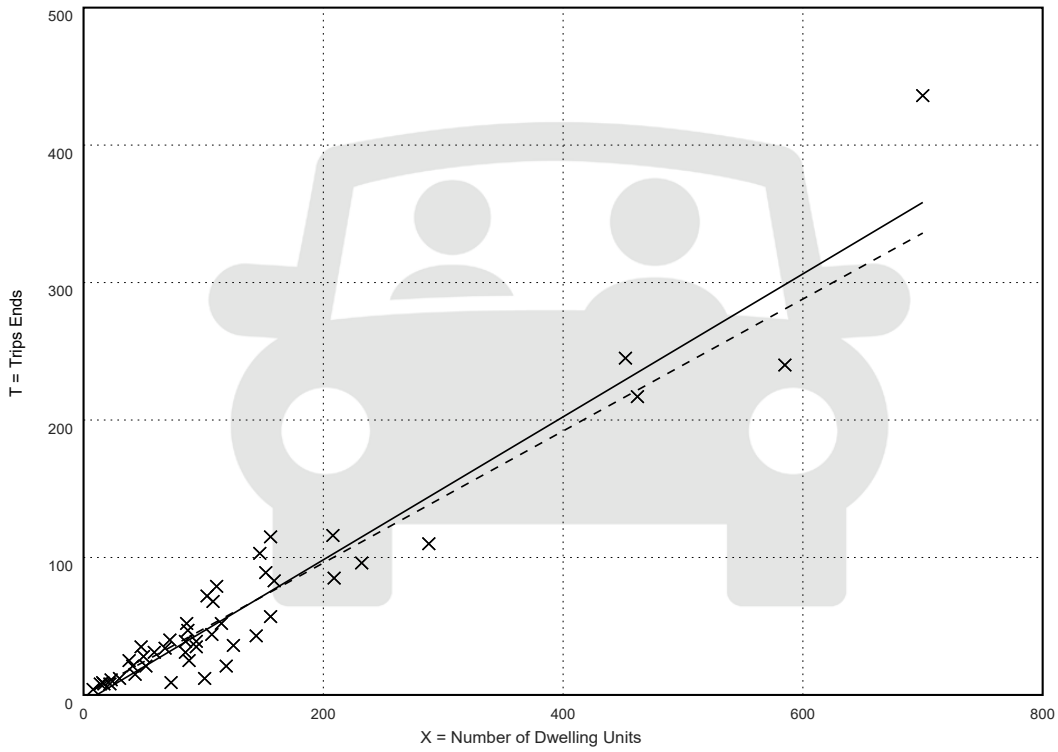
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.52(X) - 5.70

R^2= 0.92

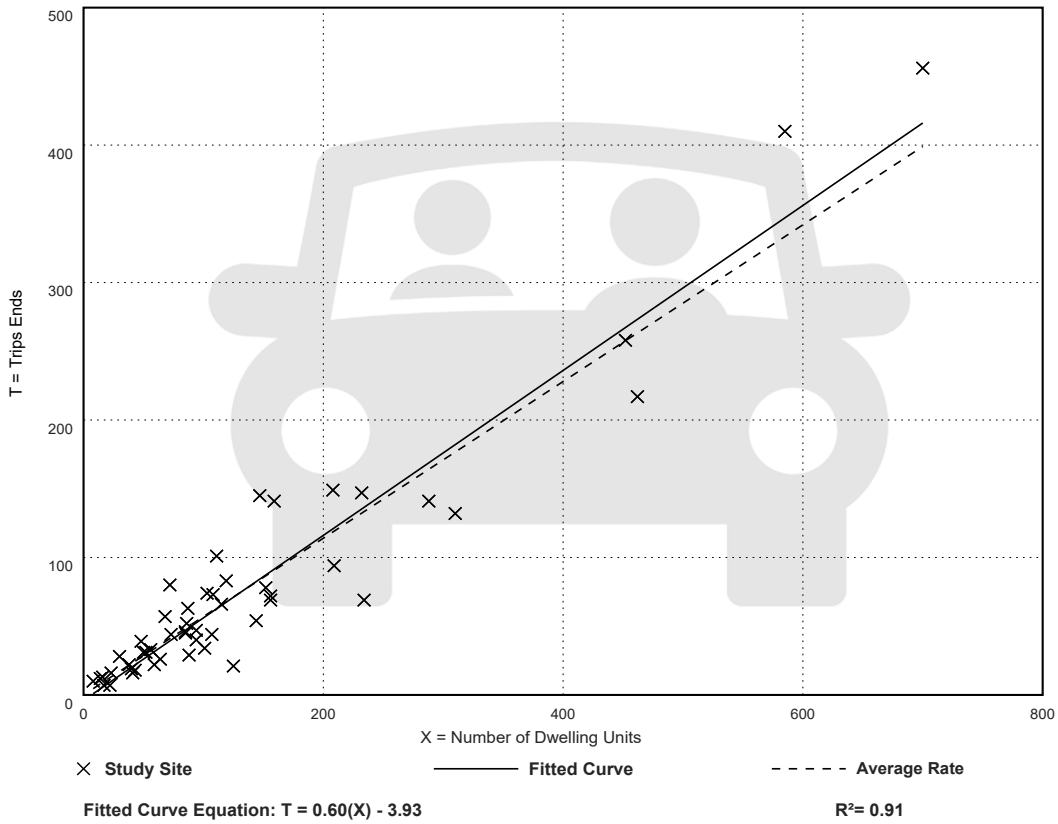
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Fitted Curve Equation: T = 0.60(X) - 3.93

R^2= 0.91

HOUSING ADJACENT TO RAIL

In New York…
"Permits for projects near train tracks have more than doubled in the city in recent years, going from 45 in 2016 to 230 so far this year; the number of units in such projects has skyrocketed from 2,074 to 16,018."
https://www.nytimes.com/2020/03/27/realestate/living-near-train-tracks.html

In Boston…
State laws are being enacted to allow housing within a half mile of trains.
https://www.bostonglobe.com/2021/12/07/business/with-new-requirement-build-housing-near-train-stations-towns-brace-density-drama/

In Michigan…
The Intercity Rail runs through downtown Pontiac, Birmingham and Royal Oak. Several owner-occupied and rental projects have been completed successfully in close proximity to rail. Example projects include Eton Street Station in Birmingham and several developments in Royal Oak such as Metro Lofts, Station 3 Lofts and the recently approved Delaware Lofts, all located in the city's recently created Rail District. Birmingham is also considering a Rail District and the development of 50 new residential units directly adjacent to rail.
http://hrscommunities.com/product/eton-street-station/
https://devmardevelopment.com/portfolio-items/metro-lofts/
https://www.dailytribune.com/2022/03/01/apartment-development-okd-for-former-contaminated-site-in-royal-oak-but-some-object/
https://www.hometownlife.com/story/news/local/birmingham/2021/09/16/birminghams-rail-district-proposal-would-make-big-changes-area/8318268002/

In Ann Arbor…
The City recently approved apartments adjacent to rail…
"The development team is fully aware of the project's proximity to the railroad tracks and recognizes not everyone sees that as a negative"
https://www.mlive.com/news/ann-arbor/2019/04/new-apartments-next-to-noisy-train-tracks-get-ann-arbor-councils-ok.html

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."

Researched and prepared by

Joseph Kollins

Subject Property

Prepared exclusively for

Prepared on
May 03, 2022

Joseph Kollins
Gold House Realty Inc
[redacted]

Joseph Kollins
Gold House Realty Inc
[redacted]

Researched and prepared by

Joseph Kollins

Prepared exclusively for

Prepared on
May 03, 2022

Subject Property

Joseph Kollins
Gold House Realty Inc
[redacted]

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Comparative Market Analysis

Tuesday, May 3, 2022

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Accepting Backup Offers Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	$/Sqft	CDOM	ADOM
			0.						
511 Charles Street	$169,900	2	1.0	1,042	0.21	05/01/2022	$163.05	2	2
Averages:	**$169,900**	**2.0**	**1.0**	**1,042**	**0.21**		**$163.05**	**2**	**2**

Active Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	$/Sqft	CDOM	ADOM
			0.						
890 E Grand Boulevard	$199,800	3	1.0	1,258	0.16	04/27/2022	$158.82		0
107 N Normal Street	$213,000	4	2.0	1,484		02/11/2022	$143.53		0
609 Norris	$220,000	2	1.0	873	0.27	04/23/2022	$252.00	1	1
Averages:	**$210,933**	**3.0**	**1.3**	**1,205**	**0.22**		**$184.78**	**0**	**0**

Pending Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	$/Sqft	CDOM	ADOM
			0.						
629 N River Street	$260,000	3	2.0	1,020	0.15	04/26/2022	$254.90	4	4
1638 Golfview Drive	$305,530	4	2.1	2,009		01/12/2022	$152.08	169	169
Averages:	**$282,765**	**3.5**	**2.0**	**1,515**	**0.15**		**$203.49**	**87**	**87**

Sold Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	S$/Sqft	CDOM	ADOM
			0.						
615 N River Street	$195,000	5	2.1	1,372	0.25	12/01/2021	$142.13	47	47
705 DWIGHT Street	$261,000	4	2.0	1,214	0.17	12/28/2021	$214.99	9	9
711 Hemphill Street	$264,900	3	2.0	1,404	0.17	04/21/2022	$188.68	11	11
118 MAPLE Street	$285,000	6	3.1	2,412	0.19	12/13/2021	$118.16	2	2
702 Stanley Street	$299,800	3	1.0	1,423	0.18	03/04/2022	$210.68	6	6
712 Stanley Street	$330,000	3	1.0	1,470	0.35	04/08/2022	$224.49	5	5
18 S Normal Street	$385,000	4	1.1	2,088	0.20	04/27/2022	$184.39	4	4
Averages:	**$288,671**	**4.0**	**1.7**	**1,626**	**0.22**		**$183.36**	**12**	**12**

	Low	Median	Average	High	Count
Comparable Price	$169,900	$261,000	$260,687	$385,000	13
Adjusted Comparable Price	$169,900	$261,000	$260,687	$385,000	13

On Average, the 'Sold' status comparable listings sold in 12 days for $288,671

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg $ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	3	$210,933	$184.79	$213,000	$199,800	$220,000	0
Coming Soon							
Contingent-CCS							
PENDING	2	$282,765	$203.49	$282,765	$260,000	$305,530	87
SOLD	7	$288,671	$183.36	$285,000	$195,000	$385,000	12
EXPIRED							
Cond WTHDRWN							
Uncd WTHDRWN							
Accepting BO	1	$169,900	$163.05	$169,900	$169,900	$169,900	2
Total	**13**	**$260,687**	**$185.22**	**$261,000**	**$169,900**	**$385,000**	**20**

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		511 Charles Street		890 E Grand Boulevard	
MLS#		543287626		543287631	
Status		Accepting Backup Offers		Active	
List Price		$169,900		$199,800	
List Date		04/28/2022		04/27/2022	
Sold Price	$0	$0		$0	
Sold Date					
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0		0
ADOM		2		0	
CDOM		2		0	
Arch Level		1 Story	0	1 Story	0
Beds		2	0	3	0
Baths (F/H)		1 / 0	0 / 0	1 / 0	0 / 0
Style		Ranch	0	Ranch	0
Fireplace		No	0	No	0
Garage		Yes	0	No	0
Garage Size		1 Car	0	No Garage	0
Heating		Forced Air, Other	0	Other	0
Cooling		Ceiling Fan(s), Central Air	0	Central Air	0
Basement		No	0	Yes	0
Bsmt Type			0		0
Sqft		1,042	0	1,258	0
$LP/Sqft		$163.05	0	$158.82	0
Acreage		0.21	0	0.16	0
Lot Features			0		0
Finish LLSF		0	0	0	0
Year Built		1951	0	1950	0
Tax Amount	(W)	$4,383 (S)/$232 (W)	0/0	$1,517 (S)/$819 (W)	0/0
Price		**$169,900**		**$199,800**	
Total Adjustments		**$0**		**$0**	
Adjusted Price		**$169,900**		**$199,800**	

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		107 N Normal Street		609 Norris	
MLS#		543285944		543287528	
Status		Active		Active	
List Price		$213,000		$220,000	
List Date		02/11/2022		04/23/2022	
Sold Price	$0	$0		$0	
Sold Date					
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0		0
ADOM		0		1	
CDOM		0		1	
Arch Level		2 Story	0	1 Story	0
Beds		4	0	2	0
Baths (F/H)		2 / 0	0 / 0	1 / 0	0 / 0
Style		Other	0	Ranch	0
Fireplace		No	0	Yes	0
Garage		No	0	No	0
Garage Size		No Garage	0	No Garage	0
Heating		Forced Air, Other	0	Forced Air, Other	0
Cooling		Wall Unit(s)	0		0
Basement		Yes	0	Yes	0
Bsmt Type			0		0
Sqft		1,484	0	873	0
$LP/Sqft		$143.53	0	$252.00	0
Acreage			0	0.27	0
Lot Features			0		0
Finish LLSF		0	0	0	0
Year Built		1844	0	1920	0
Tax Amount	(W)	$6,564 (S)/$271 (W)	0/0	$2,750 (S)/$145 (W)	0/0
Price		**$213,000**		**$220,000**	
Total Adjustments		**$0**		**$0**	
Adjusted Price		**$213,000**		**$220,000**	

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		629 N River Street		1638 Golfview Drive	
MLS#		543287300		2210060625	
Status		Pending		Pending	
List Price		$260,000		$305,530	
List Date		04/20/2022		07/27/2021	
Sold Price	$0	$0			
Sold Date					
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0		0
ADOM		4		169	
CDOM		4		169	
Arch Level		1 Story	0	2 Story	0
Beds		3	0	4	0
Baths (F/H)		2 / 0	0 / 0	2 / 1	0 / 0
Style		Ranch	0	Colonial	0
Fireplace		No	0	No	0
Garage		No	0	Yes	0
Garage Size		No Garage	0	2 Car	0
Heating		Forced Air, Other	0	Forced Air	0
Cooling		Ceiling Fan(s), Central Air	0	Central Air	0
Basement		Yes	0	Yes	0
Bsmt Type		Walkout Access	0	Unfinished	0
Sqft		1,020	0	2,009	0
$LP/Sqft		$254.90	0	$152.08	0
Acreage		0.15	0		0
Lot Features			0		0
Finish LLSF		0	0		0
Year Built		1830	0	2021	0
Tax Amount	(W)	$3,228 (S)/$170 (W)	0/0	$321 (S)/$96 (W)	0/0

Price	**$260,000**	**$305,530**
Total Adjustments	**$0**	**$0**
Adjusted Price	**$260,000**	**$305,530**

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		615 N River Street		705 DWIGHT Street	
MLS#		543283461		2210098227	
Status		Sold		Sold	
List Price		$199,900		$255,900	
List Date		08/18/2021		11/29/2021	
Sold Price	$0	$195,000		$261,000	
Sold Date		12/01/2021		12/28/2021	
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0	PROSPECT PARK SUB	0
ADOM		47		9	
CDOM		47		9	
Arch Level		2 Story	0	1 1/2 Story	0
Beds		5	0	4	0
Baths (F/H)		2 / 1	0 / 0	2 / 0	0 / 0
Style		Colonial, Early American	0	Bungalow	0
Fireplace		No	0	No	0
Garage		Yes	0	Yes	0
Garage Size			0	1 Car	0
Heating		Forced Air, Other	0	Forced Air	0
Cooling			0	Ceiling Fan(s), Central Air	0
Basement		Yes	0	Yes	0
Bsmt Type			0	Daylight	0
Sqft		1,372	0	1,214	0
$LP/Sqft		$145.70	0	$210.79	0
Acreage		0.25	0	0.17	0
Lot Features			0	Level, Native Plants, Wood	0
Finish LLSF		0	0	700	0
Year Built		1880	0	1943	0
Tax Amount	(W)	$3,683 (S)/$169 (W)	0/0	$6,573 (S)/$153 (W)	0/0

Price	**$195,000**	**$261,000**
Total Adjustments	**$0**	**$0**
Adjusted Price	**$195,000**	**$261,000**

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		711 Hemphill Street		118 MAPLE Street	
MLS#		543286396		2210088044	
Status		Sold		Sold	
List Price		$264,900		$285,000	
List Date		03/04/2022		10/20/2021	
Sold Price	$0	$264,900		$285,000	
Sold Date		04/21/2022		12/13/2021	
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0	MARK NORRIS ADD	0
ADOM		11		2	
CDOM		11		2	
Arch Level		2 Story	0	Tri-Level	0
Beds		3	0	6	0
Baths (F/H)		2 / 0	0 / 0	3 / 1	0 / 0
Style		Farmhouse	0	Colonial	0
Fireplace		Yes	0	No	0
Garage		Yes	0	No	0
Garage Size		2 Car	0	No Garage	0
Heating		Forced Air, Other	0	Forced Air	0
Cooling		Central Air	0		0
Basement		Yes	0	No	0
Bsmt Type			0	Unfinished	0
Sqft		1,404	0	2,412	0
$LP/Sqft		$188.68	0	$118.16	0
Acreage		0.17	0	0.19	0
Lot Features			0		0
Finish LLSF		737	0		0
Year Built		1928	0	1920	0
Tax Amount	(W)	$4,046 (S)/$214 (W)	0/0	$5,207 (S)/$207 (W)	0/0

Price	**$264,900**	**$285,000**
Total Adjustments	**$0**	**$0**
Adjusted Price	**$264,900**	**$285,000**

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
		702 Stanley Street		712 Stanley Street	
MLS#		543285889		543286150	
Status		Sold		Sold	
List Price		$279,800		$290,000	
List Date		01/31/2022		02/28/2022	
Sold Price	$0	$299,800		$330,000	
Sold Date		03/04/2022		04/08/2022	
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0		0
ADOM		6		5	
CDOM		6		5	
Arch Level		1 1/2 Story	0	1 1/2 Story	0
Beds		3	0	3	0
Baths (F/H)		1 / 0	0 / 0	1 / 0	0 / 0
Style		Other	0	Cape Cod	0
Fireplace		Yes	0	No	0
Garage		Yes	0	Yes	0
Garage Size		1 Car	0	2.5 Car	0
Heating		Forced Air, Other	0	Forced Air, Other	0
Cooling		Wall Unit(s)	0	Ceiling Fan(s), Central Air	0
Basement		Yes	0	Yes	0
Bsmt Type		Partially Finished	0	Partially Finished	0
Sqft		1,423	0	1,470	0
$LP/Sqft		$196.63	0	$197.28	0
Acreage		0.18	0	0.35	0
Lot Features			0		0
Finish LLSF		400	0	0	0
Year Built		1942	0	1942	0
Tax Amount	(W)	$4,627 (S)/$244 (W)	0/0	$3,670 (S)/$191 (W)	0/0

Price	**$299,800**	**$330,000**
Total Adjustments	**$0**	**$0**
Adjusted Price	**$299,800**	**$330,000**

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust
		18 S Normal Street	
MLS#		543286304	
Status		Sold	
List Price		$364,900	
List Date		03/02/2022	
Sold Price	$0	$385,000	
Sold Date		04/27/2022	
City		Ypsilanti	0
County		Washtenaw	0
Subdiv			0
ADOM		4	
CDOM		4	
Arch Level		2 1/2 Story	0
Beds		4	0
Baths (F/H)		1 / 1	0 / 0
Style		Tudor	0
Fireplace		Yes	0
Garage		Yes	0
Garage Size		2 Car	0
Heating		Hot Water, Other	0
Cooling		Ceiling Fan(s), Wall Unit(s)	0
Basement		Yes	0
Bsmt Type			0
Sqft		2,088	0
$LP/Sqft		$174.76	0
Acreage		0.20	0
Lot Features			0
Finish LLSF		0	0
Year Built		1922	0
Tax Amount	(W)	$5,054 (S)/$267 (W)	0/0

Price	**$385,000**
Total Adjustments	**$0**
Adjusted Price	**$385,000**

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between $169,900 and $364,900

2 to 6 Bedrooms

1.0 to 3.0 Full Bathrooms and 0.0 to 1.0 Half Bathroom

873 to 2,412 Square Feet

$118.16 to $254.90 per Square Foot

$0 to $224 per Sold Square Foot

Year Built between 1830 and 2021 years

0 to 169 Cumulative Days on Market

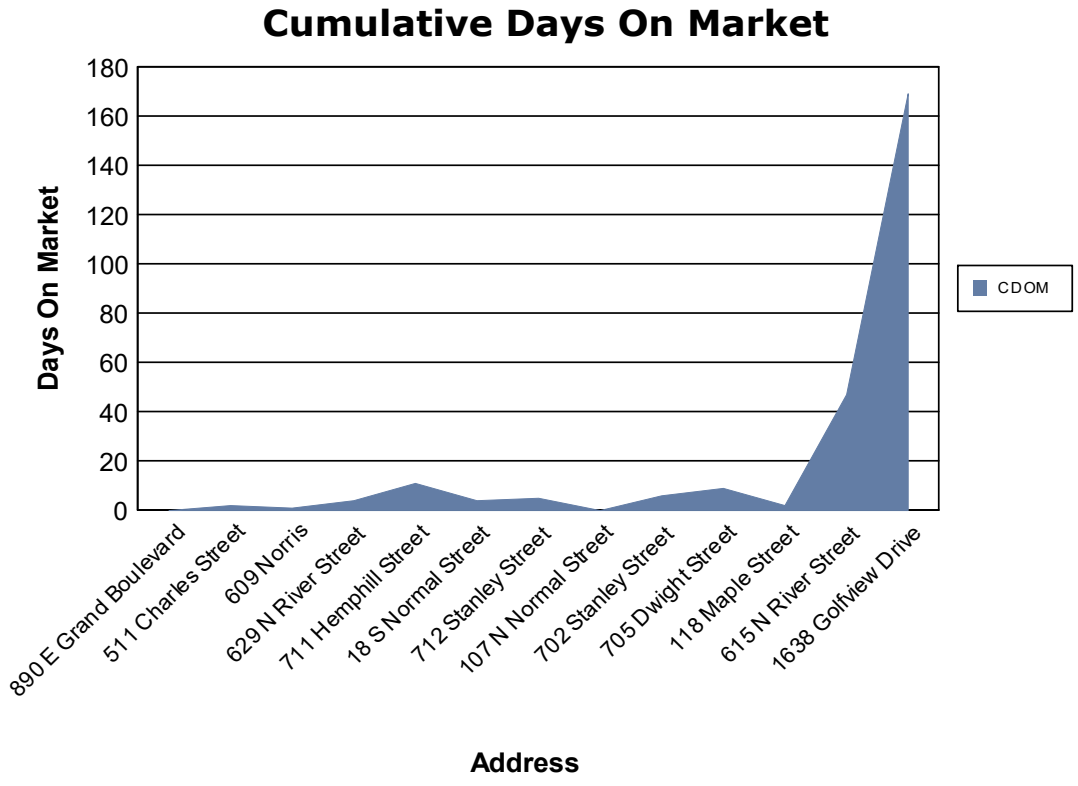
Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

Number of Cumulative Days On Market

This graph illustrates the number of cumulative days on market for the listings in this analysis.



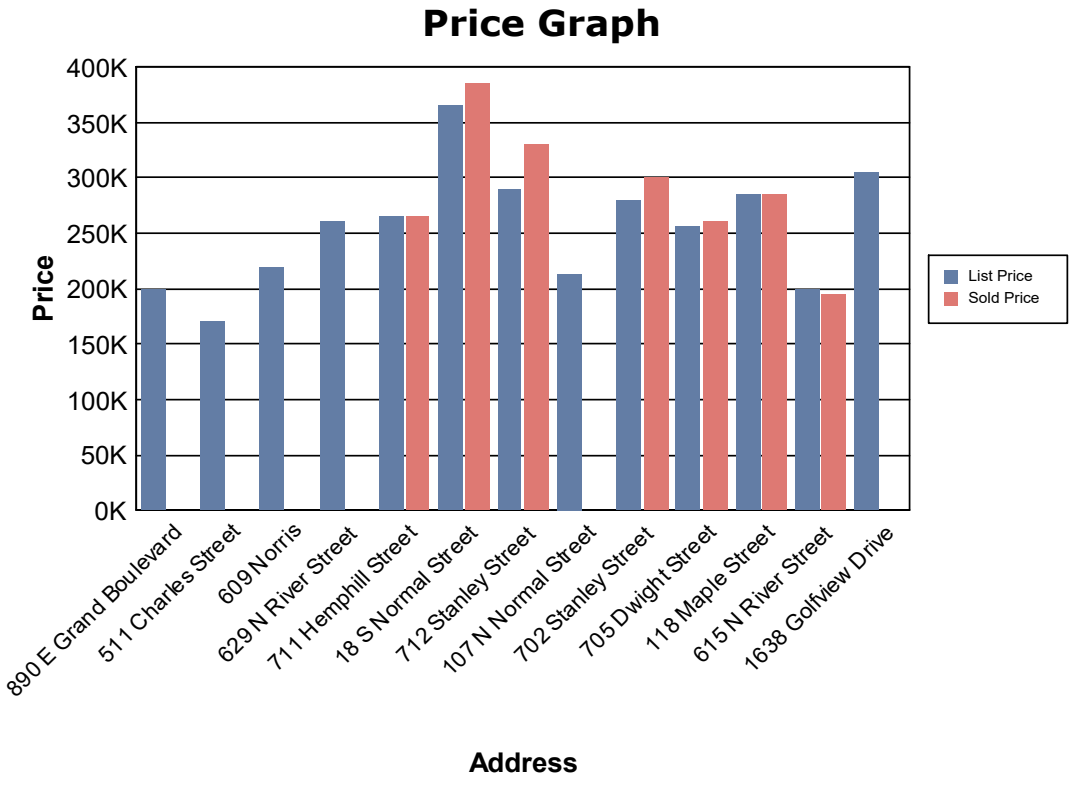
Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	$/Sqft	CDOM
543287631	04/27/2022	890 E Grand Boulevard	Ypsilanti	1,258	3	1.0	$199,800	$158.82	0
543285944	02/11/2022	107 N Normal Street	Ypsilanti	1,484	4	2.0	$213,000	$143.53	0
543287528	04/23/2022	609 Norris	Ypsilanti	873	2	1.0	$220,000	$252.00	1
Averages:				**1,205**	**3**	**1.3**	**$210,933**	**$184.79**	**0**

Status: Accepting Backup Offers

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	$/Sqft	CDOM
543287626	05/01/2022	511 Charles Street	Ypsilanti	1,042	2	1.0	$169,900	$163.05	2
Averages:				**1,042**	**2**	**1.0**	**$169,900**	**$163.05**	**2**

Status: Pending

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	$/Sqft	CDOM
543287300	04/26/2022	629 N River Street	Ypsilanti	1,020	3	2.0	$260,000	$254.90	4
2210060625	01/12/2022	1638 Golfview Drive	Ypsilanti	2,009	4	2.1	$305,530	$152.08	169
Averages:				**1,515**	**4**	**2.0**	**$282,765**	**$203.49**	**87**

Status: Sold

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	S$/Sqft	CDOM
543283461	12/01/2021	615 N River Street	Ypsilanti	1,372	5	2.1	$195,000	$142.13	47
2210098227	12/28/2021	705 Dwight Street	Ypsilanti	1,214	4	2.0	$261,000	$214.99	9
543286396	04/21/2022	711 Hemphill Street	Ypsilanti	1,404	3	2.0	$264,900	$188.68	11
2210088044	12/13/2021	118 Maple Street	Ypsilanti	2,412	6	3.1	$285,000	$118.16	2
543285889	03/04/2022	702 Stanley Street	Ypsilanti	1,423	3	1.0	$299,800	$210.68	6
543286150	04/08/2022	712 Stanley Street	Ypsilanti	1,470	3	1.0	$330,000	$224.49	5
543286304	04/27/2022	18 S Normal Street	Ypsilanti	2,088	4	1.1	$385,000	$184.39	4
Averages:				**1,626**	**4**	**1.7**	**$288,671**	**$183.36**	**12**

Researched and prepared by **Joseph Kollins**
261253

Comparative Market Analysis

Tuesday, May 3, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg $ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	3	$210,933	$184.79	$213,000	$199,800	$220,000	0
Coming Soon							
Contingent-CCS							
Accepting BO	1	$169,900	$163.05	$169,900	$169,900	$169,900	2
PENDING	2	$282,765	$203.49	$282,765	$260,000	$305,530	87
SOLD	7	$288,671	$183.36	$285,000	$195,000	$385,000	12
EXPIRED							
Cond WTHDRWN							
Uncd WTHDRWN							
Total	**13**	**$288,671**	**$183.36**	**$261,000**	**$169,900**	**$385,000**	**20**

Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		543287631	543287626
Property Type		Residential	Residential
Status		Active	Accepting Backup Offers
Street Address		890 E Grand Boulevard	511 Charles Street
Town		Ypsilanti	Ypsilanti
ZIP		48198	48198-3810
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,258	1,042
Acreage		0.16	0.21
Lot Features			
Year Built		1950	1951
Beds		3	2
Baths (F/H)		1 / 0	1 / 0
Style		Ranch	Ranch
Original Price	$0	$199,800	$169,900
Listing Date		04/27/2022	04/28/2022
Listing Price	$0	$199,800	$169,900
Price per SqFt	$0.00	$158.82	$163.05
Sold Date			
Sold Price	$0		
CDOM		0	2
Taxes Paid	(W)	$1,517 (S)/$819 (W)	$4,383 (S)/$232 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Central Air	Ceiling Fan(s), Central Air
Heating		Other	Forced Air, Other
Garage		No	Yes
Basement		Yes	No
Basement Type			
Fireplace		No	No
Remarks		Showings will start Saturday April 30th. Tucked away off E Grand Blvd you will find this well-maintained three bedroom one bath spacious ranch home that is perfect for first floor living. Once you walk into the door you feel the cozy living room with a huge front window that looks out on your front yard that could be perfect for gardening, yard games or any other fun outdoor activity. The kitchen is brightly lit with granite counters and a bay window nook provides a spot for eating in and prep space for chef's helpers! Your	ALL OFFERS DUE SUNDAY MAY 1ST @ 5 P.M. Walk to Depot Town and have a home with almost a quarter acre fenced yard. This starter ranch is ready for a new owner. Featuring a large living room/dining room combination. Updates include, bath, most windows and carpet. The fully fenced, private, deep back yard faces Prospect Park. There's a one car detached garage. Location Location, Location! Walk to the elementary school and Depot Town. 3 minutes to Eastern Michigan University, St. Joseph's

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		543287528	543287300
Property Type		Residential	Residential
Status		Active	Pending
Street Address		609 Norris	629 N River Street
Town		Ypsilanti	Ypsilanti
ZIP		48198	48198-2820
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		873	1,020
Acreage		0.27	0.15
Lot Features			
Year Built		1920	1830
Beds		2	3
Baths (F/H)		1 / 0	2 / 0
Style		Ranch	Ranch
Original Price	$0	$220,000	$260,000
Listing Date		04/23/2022	04/20/2022
Listing Price	$0	$220,000	$260,000
Price per SqFt	$0.00	$252.00	$254.90
Sold Date			
Sold Price	$0		
CDOM		1	4
Taxes Paid	(W)	$2,750 (S)/$145 (W)	$3,228 (S)/$170 (W)
School District		Ypsilanti	Ypsilanti
Cooling			Ceiling Fan(s), Central Air
Heating		Forced Air, Other	Forced Air, Other
Garage		No	No
Basement		Yes	Yes
Basement Type			Walkout Access
Fireplace		Yes	No
Remarks		OFFER DEADLINE Tuesday, 5/3 at 5pm. This adorable two bedroom ranch in Depot Town has the perfect location! Just two blocks to everything on Cross Street in Depot Town and backing to Frog Island Park, you can take advantage of everything that Depot Town has to offer! You'll love the open floor plan with a dedicated dining room, spacious kitchen with room for a breakfast bar, and the cozy brick fireplace in the living room. You'll have loads of storage or a flex space in the basement. Hang out on the	**Highest and Best deadline of 5p on 4/25** Located in Ypsilanti's Depot Town, this charming home is steps from Arbor Brewing's Microbrewery. This home features 3 bedrooms and two full baths, with a finished, walkout basement. Entering the home from the covered porch, the combined family/dining room offers plenty of light for entertaining. The kitchen features maple hardwood floors, granite countertops, stainless appliances, and recessed lighting. Downstairs, a finished basement extends your living

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		543286396	543286304
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		711 Hemphill Street	18 S Normal Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3076	48197-4702
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,404	2,088
Acreage		0.17	0.20
Lot Features			
Year Built		1928	1922
Beds		3	4
Baths (F/H)		2 / 0	1 / 1
Style		Farmhouse	Tudor
Original Price	$0	$264,900	$364,900
Listing Date		03/04/2022	03/02/2022
Listing Price	$0	$264,900	$364,900
Price per SqFt	$0.00	$188.68	$184.39
Sold Date		04/21/2022	04/27/2022
Sold Price	$0	$264,900	$385,000
CDOM		11	4
Taxes Paid	(W)	$4,046 (S)/$214 (W)	$5,054 (S)/$267 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Central Air	Ceiling Fan(s), Wall Unit(s)
Heating		Forced Air, Other	Hot Water, Other
Garage		Yes	Yes
Basement		Yes	Yes
Basement Type			
Fireplace		Yes	Yes
Remarks		All offers due Tuesday March 8th by 7pm. Charming 3 bedroom 2 bathroom steps away from Depot Town is a gem for the buyer that sees its incredible potential. This farmhouse-style home with lots of history is surprisingly spacious with hardwood floors throughout the main floor. The first floor also has an open flow and plenty of natural light. The kitchen features custom-created tile work and stainless-steel appliances, with potential to expand the space. Enjoy your meals in the dining room while taking in the view of	You won't want to miss the opportunity to walk through the front door of one of our communities most beautiful homes featured in Ypsilanti's 2018 Historic Architectural Home Tour. Original woodwork and hardwood floors throughout. Coved ceilings and leaded glass door handles. The first floor has both a generous living room and formal dining room. Fireplace with a wood burner. Updated kitchen with cherry cabinets, quartz countertops, tile backsplash, and heated terrazzo floors.

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		543286150	543285944
Property Type		Residential	Residential
Status		Sold	Active
Street Address		712 Stanley Street	107 N Normal Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3013	48197-2710
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,470	1,484
Acreage		0.35	
Lot Features			
Year Built		1942	1844
Beds		3	4
Baths (F/H)		1 / 0	2 / 0
Style		Cape Cod	Other
Original Price	$0	$290,000	$213,000
Listing Date		02/28/2022	02/11/2022
Listing Price	$0	$290,000	$213,000
Price per SqFt	$0.00	$224.49	$143.53
Sold Date		04/08/2022	
Sold Price	$0	$330,000	
CDOM		5	0
Taxes Paid	(W)	$3,670 (S)/$191 (W)	$6,564 (S)/$271 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Ceiling Fan(s), Central Air	Wall Unit(s)
Heating		Forced Air, Other	Forced Air, Other
Garage		Yes	No
Basement		Yes	Yes
Basement Type		Partially Finished	
Fireplace		No	No
Remarks		Highest and best due by 6pm on Friday, March 4! Tucked in a quiet neighborhood just north of Depot Town, this Cape Cod on a spacious double lot is the perfect mix of historic character and modern comfort. The updates have already started (newer roof, furnace/AC, and water heater) but there are still opportunities to make it your own. Welcome friends in the large living room with coved ceilings and ample natural light. Next door is an efficient kitchen with pass-through and a cozy dining room with bay window and built-in	Great residential OR income property! Walk to EMU! This 4 bed 2 full bath home offers spacious living room and hardwood throughout most of the entry level. Two bedrooms on the main floor share one bath & the two bedrooms upstairs share the 2nd full bath. The electric panel is newer and carpet replaced in 2019. The shared driveway leads to off street parking with room for 3-4 cars behind the house. Lease runs through mid-Aug 2022. Showings Tues 12-5, Thurs 4-7, Sat 12-5 only. 48 Hour

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		543285889	2210098227
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		702 Stanley Street	705 DWIGHT Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3013	48198-3072
County		Washtenaw	Washtenaw
Subdivision			PROSPECT PARK SUB
Sq Ft		1,423	1,214
Acreage		0.18	0.17
Lot Features			Level, Native Plants, Wooded
Year Built		1942	1943
Beds		3	4
Baths (F/H)		1 / 0	2 / 0
Style		Other	Bungalow
Original Price	$0	$279,800	$255,900
Listing Date		01/31/2022	11/29/2021
Listing Price	$0	$279,800	$255,900
Price per SqFt	$0.00	$210.68	$214.99
Sold Date		03/04/2022	12/28/2021
Sold Price	$0	$299,800	$261,000
CDOM		6	9
Taxes Paid	(W)	$4,627 (S)/$244 (W)	$6,573 (S)/$153 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Wall Unit(s)	Ceiling Fan(s), Central Air
Heating		Forced Air, Other	Forced Air
Garage		Yes	Yes
Basement		Yes	Yes
Basement Type		Partially Finished	Daylight
Fireplace		Yes	No
Remarks		HIGHEST & BEST DUE MONDAY 2/7 @ NOON. Charming 1.5 Story Home on Quiet Street in Sought After Ypsilanti Neighborhood is just Steps from Depot Town, Eastern Michigan University and Downtown Ypsilanti. Living Room with Gorgeous Hardwood Floor, Cove Ceiling and Arched Doorway. Updated Kitchen with White Raised Panel Cabinets, Stainless Steel Refrigerator and Range/Oven and Island. Huge 2nd Floor Master Bedroom with Wide Open Space, Dual Walk-in Closets and Study/Sitting	ABSOLUTELY CUTE & UPDATED THIS 1 1/2 STORY BUNGALOW STANDS OUT AND SCREAMS "SEE ME"! PLASTER COVE CEILINGS, ARCHED DOORWAYS & REFINISHED WOOD FLOORS THROUGHOUT WON'T DISAPPOINT. UPDATED KITCHEN W/ CUSTOM BUTCHER BLOCK C. TOPS, REDONE CABINETS, CERAMIC BK SPLASH, NEW FLOORING & LIGHTING TOO! UPSTAIRS MASTER BOOSTS 24X12 FT. OF SPACE W/ LARGE WALK-IN CLOSET AND BUILT INS. THE TWO ENTRY LEVEL BEDROOMS ARE A

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		2210088044	543283461
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		118 MAPLE Street	615 N River Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-2981	48197-2820
County		Washtenaw	Washtenaw
Subdivision		MARK NORRIS ADD	
Sq Ft		2,412	1,372
Acreage		0.19	0.25
Lot Features			
Year Built		1920	1880
Beds		6	5
Baths (F/H)		3 / 1	2 / 1
Style		Colonial	Colonial, Early American
Original Price	$0	$285,000	$245,000
Listing Date		10/20/2021	08/18/2021
Listing Price	$0	$285,000	$199,900
Price per SqFt	$0.00	$118.16	$142.13
Sold Date		12/13/2021	12/01/2021
Sold Price	$0	$285,000	$195,000
CDOM		2	47
Taxes Paid	(W)	$5,207 (S)/$207 (W)	$3,683 (S)/$169 (W)
School District		Ypsilanti	Ypsilanti
Cooling			
Heating		Forced Air	Forced Air, Other
Garage		No	Yes
Basement		No	Yes
Basement Type		Unfinished	
Fireplace		No	No
Remarks		Good money maker!! One block from depot town and two houses from "Rosie the Riveters" personal home. Updates include newer roof, stairs on outside, newer washer and dryer. Owner is rental certified. Also, the rents could go up to 800, 1200, 1500 as they haven't been raised in a while.	HERE IS YOUR CHANCE TO MOVE INTO YPSILANTI'S HISTORIC DEPOT TOWN!!! JUST A SHORT WALK DOWN THE STREET AND YOU ARE THERE! THIS IS A WELL CARED FOR AND CHARMING, MOVE IN READY HOME WITH 5 BEDROOMS 2 FULL BATHS, SPACIOUS SUN DRENCHED KITCHEN, LOVELY FRONT LIVING AREA AND SO MANY GREAT BUILT-NS FROM THAT ERA TOO! THIS LOVELY HOME IS ON A LARGE RARE LOT (66 X 165) WITH A DETACHED 2 CAR CARPORT & SECOND GARAGE W/ WORKSHOP, AND AN IN

Researched and prepared by **Joseph Kollins**
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Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS #		2210060625
Property Type		Residential
Status		Pending
Street Address		1638 Golfview Drive
Town		Ypsilanti
ZIP		48198
County		Washtenaw
Subdivision		
Sq Ft		2,009
Acreage		
Lot Features		
Year Built		2021
Beds		4
Baths (F/H)		2 / 1
Style		Colonial
Original Price	$0	$323,530
Listing Date		07/27/2021
Listing Price	$0	$305,530
Price per SqFt	$0.00	$152.08
Sold Date		
Sold Price	$0	
CDOM		169
Taxes Paid	(W)	$321 (S)/$96 (W)
School District		Ypsilanti
Cooling		Central Air
Heating		Forced Air
Garage		Yes
Basement		Yes
Basement Type		Unfinished
Fireplace		No
Remarks		Don't miss this opportunity to own a BEAUTIFUL NEW 2 Story home in the Fairway Glens Community! The elegant 2002 Plan offers flex room on the main floor. The kitchen features gorgeous cabinets, granite countertops, and stainless-steel appliances (includes, range, microwave, and dishwasher). All bedrooms including the laundry room are on the 2nd floor. The primary suite has a private bath with dual vanity sinks and a walk-in closet. This desirable plan also comes complete with a 2-car garage and

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Comparative Market Analysis

Tuesday, May 3, 2022

Pricing Recommendation

This page suggests an estimated value based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc

Ypsilanti, MI Segmentation and Movership Report and Sales and Marketing Plan

March, 2022

220 Park Street Ypsilanti Sales and Marketing Plan

Renovare Development's Managing Partner Shannon Morgan has been a licensed Realtor for 27 years and has lead sales teams throughout the country in her former position as Senior Vice President of Crosswinds Communities and Home Renewal Systems. Shannon has completed various affordable housing projects that focused on down payment assistance and homeownership in distressed communities in partnership with local units of government, state agencies and local Public Housing Authorities. She managed (for sale) Neighborhood Stabilization for the cities of Ferndale, Oak Park, Hazel Park, Pontiac, Keego Harbor, Ortonville, Lake Orion, Ecorse, River Rouge, Inkster, Redford, Westland, Toledo, Highland Park, Hamtramck, Harper Woods, Detroit, East Pointe, Roseville, and Mt. Clemens.

Renovare Development is currently working in partnership with the Michigan Association of Realtors and will have a sales team assigned with specific expertise in affordable for sale housing including:

1. A project designated website, that will incorporate full site plans. lot information, architectural layouts, building plans, a detailed list of the material specifications, and a project narrative

2. A virtual reality tour of each floor plan (Townhome, D Row and Duplex)

3. An online waitlist will be available for interested candidates who will be processed on a first come, first serve basis in accordance with all Fair Housing regulations. Any candidates that are interested in the affordable units will have to complete an application process for income certification and will be required to complete homebuyers counseling through an approved non-profit to be approved

4. The development team will work with the City of Ypsilanti, Washtenaw County, The Michigan Association of Realtors, and the Michigan Association of Homebuilders to market the development through a series of press releases, public platforms, social media posts, and email blasts

5. The Developer has completed a Market and Segmentation Study and Movership Report to identify the buyer profile and demographics. That information will be utilized to create a geo-fence marketing campaign through social media platforms

6. The sales team will host multiple open house events in partnership with the city at designated community centers. The open house will include local community lenders, home counselors, the development team, and sales staff

6. Available units will be marketed through the Multiple Listing Service

7. The developer will cooperate and pay full commissions to licensed buyer's agents

8. The sales team will work with all buyers to coordinate the closing process timely and effectively

9. The development team will be working with Fidelity Title to facilitate the closing process and work with the city during the administration of the deed restrictions

Ypsilanti & Park Street Area Demographic Snap Shot

• After a decade of declining population and households from 2000 to 2010 in Ypsilanti, both are estimated to have increased from 2010 to 2020; 8% for population and 5% for households. 2025 projections show further increases.

• Median household income is currently at $37,941 and is projected to increase to $42,124 by 2025 in Ypsilanti. An increase of 11%. Median household income close to the Park Street area is very similar at $37,251 and are also projected to increase by a similar percentage to 41,349 by 2025.

• Median age is 24.6 for Ypsilanti. Closer to the Park Street area, median age is somewhat older at 33.3. Movership data shows that while a younger population is moving to Ypsilanti as a whole, the Park Street area is also attracting slightly older households.

• Of the 18,705 total households in Ypsilanti, 66% are never married and 21% are married. In the Park Street area, 52% are never married and 29% are married.

• 39.3% have either a bachelors or graduate degree from college in Ypsilanti. 33% have had some experience going to college. In the Park Street area, 31% have a college degree while 31% have some college experience.

What is Mosaic Segmentation…

- MOSAIC is a geodemographic system developed by Experian

- Each of the nearly one quarter million block groups were classified into 71 segments on the basis of a wide range of demographic characteristics

- The basic premise of geodemographic segmentation is that people tend to gravitate towards communities with other people of similar backgrounds, interests, and means

Ypsilanti Segmentation Breakdown – Primary (60% of the market)

49% of the top part of the Ypsilanti Market is dominated by well educated young singles.

Category	# HH	% Share
Colleges and Cafes	2,916	34%
Family Funtastic	563	7%
Ambitious Singles	501	6%
Passionate Parents	410	5%
Influenced by Influencers	375	4%
Consummate Consumer	336	4%
TOTAL	**5,101**	**60%**

In comparing this to the Park Street Area, Colleges and Cafes also dominate at 21% but you are also seeing more white collar older households aged 50 to 65 at 9%. The majority of the other major groups for Park Street is made up of young groups called Singles and Starters (under 35 years old with upwardly mobile aspirations) and Significant Singles (diversely aged singles earning mid-scale incomes supporting active city styles of living).

Colleges and Cafes – Predominate Income: $15K to $35K

- 19 to 30 years old
- Well educated and employed in entry level sales and service jobs
- Many (64%) are never married singles without children
- Incomes are mostly under $50K
- Mostly renters (67%)
- Includes recent college graduates working in college communities

Family Funtastic – Predominate Income: $125K to $149K

- Upscale middle aged families with younger children
- Well educated with at least a college degree (61%)
- High incomes from professional and technical positions
- Most are homeowners who have lived in their homes 10 years or more (58%)

Ambitious Singles – Predominate Income: $75K to $99K

- Younger middle class singles, in their 30s or late 20s, without children mostly
- Most are college educated with white collar jobs

Passionate Parents – Predominate Income: $15K to $35K

- Young single parents
- Majority under 35 years old (55%)
- Lower Income and education levels
- Majority renters (90%)

Influenced by Influencers – Predominate Income: $15K to $50K

- Predominately young singles
- Educated and employed in entry level professional jobs
- 72% under 30 years old
- 75% are renters and have lived in their residence less than 3 years

Consummate Consumer – Predominate Income $75K to $99K

- Upper middle class about to or have retired
- Mostly aged 51 to 65
- College educated with comfortable incomes

Source: Experian Mosaic Segments

Ypsilanti & Park Street Area- Movership

Summary:
• The majority of the movers to Ypsilanti in the past year have come from within Washtenaw County (58%).
• 29% have come from outside Washtenaw County but within the same state
• 12% came from a different state
• 2% came from abroad

Stats for those coming from the same county:

• 48% had at least a bachelors degree, 37% had some college or associates
• 87% were never married
• 46% were from 20 to 24 years old
• 13% were from 25 to 29 years old
• Only 8% were over 45 years old
• $17,785 median individual income

Stats for those coming from outside Washtenaw County but within Michigan reflect more of student population

• 38% had at least a bachelors degree, 54% had some college or associates
• 92% were never married
• 43% were from 18 or 19 years old
• 33% were from 20 to 24 years old
• Only 4% were over 45 years old
• $15,603 median individual income

Summary: So on a whole, we are seeing a younger group move into Ypsilanti. Those coming from within Washtenaw County are young, educated, and mostly single. Those coming from outside the county but within Michigan are more of a student population – Very young, not married, and not as educated as of yet.

In looking at the area closer to the Park Street, a majority (68%) of movers to that area are 18 to 34 years old but in addition you are also seeing a good percentage (12%) move to this area that are 35 to 54. The percentage of movers in this older age group declines as you mover further out from Park Street and for Ypsilanti as a whole.

Source: 2019 American Community Survey

Month	Months of Inventory 2020	Months of Inventory 2021	Months of Inventory 2022
Jan			
Feb			
Mar		5	2
Apr			1.33
May	4	0.75	
Jun		1	
Jul	1.33	3.5	
Aug	5	1	
Sep	1.67	3	
Oct	1.67	0.5	
Nov	2.5		
Dec	0.67	0.33	

Month	Sale Price, Median 2012	Sale Price, Median 2013	Sale Price, Median 2014	Sale Price, Median 2015	Sale Price, Median 2016	Sale Price, Median 2017	Sale Price, Median 2018	Sale Price, Median 2019	Sale Price, Median 2020	Sale Price, Median 2021	Sale Price, Median 2022
Jan				$152,700		$212,500		$171,000			
Feb					$189,000			$192,450	$176,500		
Mar					$160,000	$155,450				$181,000	$299,800
Apr							$299,900				$330,000
May					$190,500		$220,000	$174,250	$249,346	$224,000	
Jun				$212,000	$187,000	$155,000	$206,450	$225,000		$266,325	
Jul		$177,000		$157,000	$173,450	$220,000	$200,200		$270,300	$193,000	
Aug			$232,000	$217,600	$154,500	$170,000	$188,000	$202,500	$220,000	$242,550	
Sep				$179,000	$156,930	$166,700	$214,900	$200,000	$196,250	$270,000	
Oct				$170,000		$235,308	$156,000	$182,568	$178,900	$235,500	
Nov					$245,000	$170,500	$177,500		$216,700		
Dec			$165,000		$224,900	$152,000		$211,000	$214,000	$261,000	

AKTPEERLESS™
ENVIRONMENTAL SERVICES

PHASE II ENVIRONMENTAL SITE ASSESSMENT

220 N. Park Street, Ypsilanti, Michigan

PREPARED FOR Downriver Community Conference Brownfield Consortium
15100 Northline Road
Southgate, MI 48195

and

City of Ypsilanti
1 S. Huron Street
Ypsilanti, Michigan 48197

FUNDED BY USEPA 2020 Brownfields Assessment Grant
Cooperative Agreement No. BF-00E02888-0

PROJECT # 10627F2-2-20

DATE September 1, 2021

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PHASE II ENVIRONMENTAL SITE ASSESSMENT

220 N. Park Street, Ypsilanti, Michigan
AKT Peerless Project No. 10627F2-2-20

1.0 Introduction

On behalf of City of Ypsilanti, Downriver Community Conference Brownfield Consortium (DCCBC; the Client and Grantee) retained AKT Peerless to conduct a Phase II Environmental Site Assessment (ESA) of the property located at 220 N. Park Street in Ypsilanti, Washtenaw County, Michigan (the subject property). This Phase II ESA was conducted in accordance with (1) AKT Peerless' Work Order for Environmental Consulting Services (Work Order Number PF-27560-1), dated May 6, 2021, and (2) AKT Peerless' Work Plan/Sampling and Analysis Plan (SAP), dated May 14, 2021, and is based on ASTM International Standard Practice E 1903-11, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

This Phase II ESA was completed under DCCBC's United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant (Cooperative Agreement BF-00E02888-0). On May 5, 2021, AKT Peerless submitted an eligibility determination letter to the USEPA Region 5 Brownfields Project Manager to allow for an assessment of the subject property under the hazardous substance assessment grant. USEPA accepted the eligibility determination on May 5, 2021.

The Phase II ESA scope of work was intended to evaluate the recognized environmental conditions (RECs) presented in Section 2.4.

AKT Peerless' Phase II ESA report documents the field activities, sampling protocols, and laboratory results associated with this assessment. AKT Peerless' Phase II ESA was performed for the benefit of DCCBC and City of Ypsilanti, who may rely on the contents and conclusions of this report.

2.0 Background

2.1 Site Description and Physical Setting

The subject property is located in the northeast ¼ of Section 9 (Township 3 South, Range 7 East), Ypsilanti, Washtenaw County, Michigan. The subject property is bordered to the west by N. Park Street, to the north by High Street, to the east by N. Grove Street, and to the south by a railroad. See the following table for additional subject property details:

Subject Property Identifiers

Address	Tax Identification Number	Owner of Record	Approximate Acreage
220 N. Park Street	11-11-09-111-004	City of Ypsilanti	4.46 acres

Refer to Figure 1 for a topographic site location map. See Figure 2 for a site map.

2.2 Subject Property History and Land Use

The subject property was owned by John Gilbert by 1859. John Gilbert constructed the existing mansion on the northern adjoining property at 227 N. Grove Street during his ownership and appears to have maintained the subject property as undeveloped grounds around the mansion until the mansion was vacated around 1928. The Gilbert mansion was briefly occupied by Arm of Honor Fraternity in the 1930s. In 1938, City of Ypsilanti acquired the subject property and Gilbert mansion through tax foreclosure and subsequently maintained the subject property as a recreational park. The Boys Club of Ypsilanti (later the Boys and Girls Club) appears to have begun using and/or maintaining the subject property by 1963. In the early 1970s, the Boys and Girls Club constructed the original portion of the former Club building, which was expanded in the 1990s. The Boys and Girls Club continued to occupy and maintain the subject property until vacating the former building in 2010. The former building and exterior basketball court and baseball diamond features were demolished in 2016. City of Ypsilanti has since kept the subject property in maintained lawn with no significant or obvious use.

2.3 Adjacent Property Land Use

The adjoining properties have included residential, light industrial, and industrial developments since at least 1916. The eastern adjoining property at 206 N. Grove Street was used for light industrial operations and oil storage between the 1950s and 1980s; the southern adjoining property at 103 N. Grove Street has been used for industrial operations since at least 1916; the southern adjoining property at 204 N. Park Street was used as a coal storage yard and bulk oil storage facility from at least 1927 until the 1970s; and the western adjoining property at 223 N. Park Street was used as a coal storage yard from at least 1916 until the 1960s.

2.4 Previous Environmental Investigations

In October 2015, AKT Peerless completed a Phase I ESA of the subject property. The Phase I ESA was conducted in accordance with USEPA Standards and Practices for All Appropriate Inquires [(AAI), 40 Code of Federal Regulations (CFR) Part 312] and ASTM International Standard Practice E 1527-13. At the time of the assessment, the subject property was improved with one two-story commercial building formerly used as the Boys and Girls Club recreation center and associated exterior baseball diamond, basketball court, and landscaped and parking areas. The commercial building was unoccupied and not used for a significant or obvious purpose at that time.

AKT Peerless identified the following RECs in connection with the subject property:

REC 1 - During AKT Peerless' Site Reconnaissance, fill material (soil and concrete) was observed within the thick vegetation located along the southern property boundary. The nature and extent of this fill material is unknown.

REC 2 - A southeastern adjoining property (206 N. Grove Street) was identified as an oil distributor which utilized a bulk oil storage yard from the mid-1950s until the late 1970s. This site was also listed as a State Hazardous Waste Site (SHWS) and was identified on the Baseline Environmental Assessment (BEA) database. In AKT Peerless' opinion, the past use of this adjoining property and identification on the SHWS and BEA databases represents an REC.

REC 3 - A southern adjoining property (204 N. Park Street) was utilized as a coal storage yard and bulk oil and gasoline storage facility in the 1920s until the early 1970s. No information regarding any current or former underground storage tanks (USTs), aboveground storage tanks (ASTs),

installation and removal dates, business practices, or other environmental data was identified. In AKT Peerless' opinion, the past use of this adjoining property represents an REC.

REC 4 - A southern adjoining property (103 N. Grove Street) has been utilized for various industrial operations (including manufacturing, machine shop, foundry, and plating operations) from at least 1916 until the present day. This site was also listed on the Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) databases with multiple hazardous waste violations identified. In AKT Peerless' opinion, the current and past use of this adjoining property represents an REC.

REC 5 - A western adjoining property (223 N. Park Street) historically operated as a coal storage yard from at least 1916 until the mid-1960s. In AKT Peerless' opinion, the past use of the western adjoining property represents an REC.

3.0 Phase II ESA Activities

The following sections summarize the subsurface investigation activities conducted by AKT Peerless.

3.1 Scope of Assessment

To further evaluate the above-identified RECs, AKT Peerless conducted a subsurface investigation at the subject property that included: (1) the advancement of four soil borings, and (2) the collection of five soil samples and one duplicate soil sample. The soil samples were submitted for laboratory analyses of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PNAs), Michigan 10 Metals,[1] arsenic, cadmium, chromium, lead, and/or hexavalent chromium. Groundwater was not encountered during subsurface investigation activities.

AKT Peerless also collected additional quality assurance/quality control (QA/QC) samples (e.g., trip, field, and equipment blanks, and matrix spike samples) for laboratory analyses, as discussed in Section 3.2.5 below.

The following table summarizes each REC, the site investigation activities performed to address each REC, and the laboratory parameters used to address each REC.

Summary of Investigation Activity

REC #	Environmental Concern	Investigation Activity	Analytical Parameters
1	Fill material on the southern portion of the subject property.	PS-SB-1 (1'-3') Soil Duplicate (PS-SB-1, 1'-3')	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium

[1] Michigan 10 Metals include arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

REC #	Environmental Concern	Investigation Activity	Analytical Parameters
2	Historical use of the southeastern adjoining property (206 N. Grove Street) as an oil distributor/bulk oil storage yard.	PS-SB-2 (17'-19')	VOCs, SVOCs, Michigan 10 Metals, and hexavalent chromium
3	Historical use of the southern adjoining property (204 N. Park Street) as a coal storage yard and bulk oil and gasoline facility.	PS-SB-1 (10'-12') PS-SB-3 (16'-18')	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium
4	Current and historical use of the southern adjoining property (103 N. Grove Street) for industrial operations.	PS-SB-1 (10'-12') PS-SB-2 (17'-19')	VOCs, SVOCs, PNAs, Michigan 10 Metals, arsenic, cadmium, chromium, lead, and/or hexavalent chromium
5	Historical use of the western adjoining property (223 N. Park Street) as a coal storage yard.	PS-SB-4 (6'-8')	VOCs, PNAs, arsenic

3.1.1 Soil Evaluation

On June 17, 2021, AKT Peerless advanced four soil borings at the subject property. AKT Peerless used hydraulic drive/direct-push (Geoprobe®) techniques and followed the guidance outlined in ASTM International Standard Practice E1903-11, *Standard Practice of Environmental Site Assessments: Phase II Environmental Site Assessment Process*. AKT Peerless collected continuous soil samples from the soil borings in four-foot intervals to the maximum depth explored of 32 feet below ground surface (bgs). AKT Peerless personnel inspected, field-screened, and logged the samples collected at each soil boring location.

Refer to Figure 2 for a site map with soil boring locations. Boring logs are provided in **Appendix A**.

3.1.2 Groundwater Evaluation

AKT Peerless did not encounter groundwater during subsurface investigation activities at the subject property.

3.1.3 Deviations from the Sampling and Analysis Plan

This Phase II ESA was completed under a USEPA Brownfields Assessment Grant awarded to DCCBC. On May 14, 2021, AKT Peerless prepared a Work Plan/SAP on behalf of DCCBC. On the same date, the Work Plan/SAP was approved by the USEPA Region 5 Brownfields Project Manager.

AKT Peerless did not deviate from the Work Plan/SAP, except for the following:

- Groundwater was not encountered during subsurface investigation activities at the subject property and was therefore not sampled. In addition, groundwater QA/QC samples were also not prepared and/or collected. Consistent with the Work Plan/SAP, soil samples were collected from soil borings PS-SB-1 through PS-SB-4 in lieu of groundwater samples to evaluate the RECs associated with adjoining properties.

3.2 Quality Assurance/Quality Control

To ensure the accuracy of data collected during on-site activities, AKT Peerless implemented proper QA/QC measures. The QA/QC procedures included, but were not limited to, the following: (1) decontamination of sampling equipment before and between sampling events; (2) calibration of field equipment; (3) documentation of field activities; and (4) sample preservation techniques.

3.2.1 Decontamination of Equipment

During sample collection, AKT Peerless adhered to proper decontamination procedures. Sampling equipment was decontaminated using the following methods to minimize potential cross-contamination of soil samples:

- Steam-cleaning or washing and scrubbing the equipment with non-phosphate detergent;
- Rinsing the equipment;
- Air-drying the equipment.

3.2.2 Calibration of Field Equipment

During subsurface investigation activities, a photoionization detector (PID) was used to screen all soil samples. The PID was maintained in a calibrated condition using 100 ppm isobutylene span gas prior to subsurface investigation activities.

3.2.3 Documentation of Activities

During subsurface investigation activities, subject property conditions (i.e., soil boring locations, weather conditions) were documented. AKT Peerless visually inspected soil samples and prepared a geologic log for each soil boring. The logs include soil characteristics such as (1) color, (2) composition (e.g., sand, clay, or gravel), (3) soil moisture and water table depth, and (4) signs of possible contamination (i.e., stained or discolored soil, odors). Soil types were classified in accordance with ASTM International Standard Practice D-2488, *Unified Soil Classification System*. All soil samples were delivered to ALS Environmental's analytical laboratory in Holt, Michigan under chain-of-custody documentation.

See **Appendix A** for AKT Peerless' soil boring logs. See Figure 2 for site map with soil boring locations.

3.2.4 Sample Preservation Techniques

AKT Peerless collected soil samples according to USEPA Publication SW-846, *Test Methods for Evaluating Solid Waste*. Soil samples were collected in laboratory-supplied containers, stored on ice or at approximately four degrees Celsius, and submitted under chain-of-custody documentation.

Soil samples collected for VOCs analyses were field preserved with methanol in accordance with USEPA Method 5035. Soil samples collected for SVOCs, PNAs, PCBs and metals analyses were stored in unpreserved, eight-ounce wide-mouth jars.

3.2.5 QA/QC Sample Collection

During subsurface investigation activities conducted at the subject property on June 17, 2021, AKT Peerless collected various QA/QC samples for the soil medium, as summarized in the following table.

Summary of QA/QC Sampling

QA/QC Samples						
Matrix	**Duplicate**	**Matrix Spike (MS)**	**Matrix Spike Duplicate (MSD)**	**Trip/Methanol Blank**	**Field Blank**	**Equipment Blank**
Soil	1	1	1	1	1	1

The duplicate sample was submitted for laboratory analyses of VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium. The MS and MSD samples were submitted for laboratory analyses of VOCs, SVOCs, Michigan 10 Metals, and PCBs. The trip blank, methanol blank, and field blank were submitted for laboratory analyses of VOCs. The equipment blank was submitted for laboratory analyses of VOCs, SVOCs, and Michigan 10 Metals.

Analytical results associated with the soil duplicate sample is summarized and discussed in Section 4.2.1. Analytical results associated with the remaining QA/QC samples are summarized and discussed in Section 4.2.2.

3.3 Laboratory Analyses and Methods

AKT Peerless submitted five soil samples and one soil duplicate sample for laboratory analyses. The following table summarizes the location, depth, matrix, and laboratory analyses for each sample.

Sample Collection Summary

Sample Identification	Sample Matrix	Sample Interval (feet bgs)	Target Parameter(s)
PS-SB-1	Soil	(1’-3’)	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium
Soil Duplicate (PS-SB-1)	Soil	(1’-3’)	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium
PS-SB-1	Soil	(10’-12’)	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium
PS-SB-2	Soil	(17’-19’)	VOCs, SVOCs, Michigan 10 Metals, and hexavalent chromium
PS-SB-3	Soil	(16’-18’)	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium

Sample Identification	Sample Matrix	Sample Interval (feet bgs)	Target Parameter(s)
PS-SB-4	Soil	(6'-8')	VOCs, PNAs, and arsenic

The laboratory analyzed the soil samples for: (1) VOCs in accordance with USEPA Method SW8260C; (2) mercury in accordance with USEPA Method SW7470A/SW7471B, (3) remaining Michigan 10 Metals in accordance with USEPA Method SW6020B, (4) SVOCs in accordance with USEPA Method SW846/8270D, (5) PNAs in accordance with USEPA Method SW8270E, (6) PCBs in accordance with USEPA Method SW8082, and (7) hexavalent chromium in accordance with USEPA Method SW7196A. Remaining QA/QC samples were analyzed in accordance with the same respective methods.

4.0 Evaluation and Presentation of Results

4.1 Subsurface Conditions

The following sections summarize the physical soil and groundwater conditions at the subject property.

4.1.1 Soil and Groundwater Conditions based on Published Material

According to the United States Department of Agriculture (USDA) Soil Conservation Service's (SCS's) publication, *Soil Survey of Washtenaw County, Michigan,* the soil in the area of the subject property consists of the Spinks-Boyer-Wasepi association, described as "nearly level to moderately steep, well drained and somewhat poorly drained soils that have a coarse textured or moderately coarse textured subsoil and coarse textured underlying material; on outwash plains, terraces, lake plains, and deltas." Photo Sheet 34 of the soil survey depicts the subject property within an area described as "Boyer loamy sand."

According to the Michigan Department of Natural Resources (MDNR) Geological Survey Division's publication, *Quaternary Geology of Southern Michigan*, the soil in the area of the subject property consists of lacustrine sand and gravel, described as pale brown to pale reddish brown, fine to medium sand, commonly including beds or lenses of small gravel, chiefly quartz sand but gravel is rich in igneous and metamorphic rocks. These soils occur chiefly as former beach and near-offshore littoral deposits of glacial Great Lakes and may include intercalated lacustrine clay. Locally veneered by discontinuous sheets or small dunes of eolian sand and may include areas of organic soils. In the eastern part of the northern peninsula of Michigan these sands commonly grade upstream (north- or northwest- ward) into outwash deposits. Soil thickness ranges from three to 100 feet. Typically, lacustrine sand and gravel are associated with moderate hydraulic permeability and may allow the movement of contaminants through groundwater.

No site-specific groundwater information was identified in published material.

4.1.2 Soil and Groundwater Conditions based on Field Observations

During drilling activities, AKT Peerless encountered the following soil types:

- FILL was encountered from ground surface to two to two and half feet bgs at soil boring locations PS-SB-1 and PS-SB-4. This fill material consisted of sand, gravel, and organics.
- Alternating layers of SAND and CLAY from ground surface to 32 feet bgs, the maximum depth explored. Typically, a surficial sand unit extending to an approximate depth of six feet bgs was

underlain by a clay unit of varying thickness, followed by an additional sand unit extending to 32 feet bgs, except at soil boring location PS-SB-4, where the clay unit extended to the boring termination depth of 20 feet bgs. The sand was brown, fine-grained, and contained varying amounts of silt, clay, and gravel, while the clay was brown/gray, medium-stiff, and contained varying amounts of sand and silt.

Groundwater was not encountered during subsurface investigation activities at the subject property.

With the exception of the surficial fill material encountered at soil boring locations PS-SB-1 and PS-SB-4, subsurface soils encountered at the subject property are generally consistent with the descriptions of the Spinks-Boyer-Wasepi association and lacustrine sand and gravel as described in *Soil Survey of Washtenaw County, Michigan* and *Quaternary Geology of Southern Michigan*, respectively.

See Figure 2 for a site map with soil boring locations. See **Appendix A** for AKT Peerless' soil boring logs.

4.2 Analytical Laboratory Results

AKT Peerless collected soil samples to evaluate subsurface conditions at the subject property. Analytical results were compared to Part 201 Generic Residential Cleanup Criteria (RCC) provided in Michigan Administrative Rules 299.1 through 299.50.

4.2.1 Soil Analytical Results

AKT Peerless submitted five soil samples and one soil duplicate sample for laboratory analysis of VOCs, SVOCs, PNAs, Michigan 10 Metals, PCBs, arsenic, cadmium, chromium, lead, and/or hexavalent chromium. The results of the laboratory analyses of the soil samples are summarized in the table below:

Summary of Soil Analytical Results

Parameter	Chemical Abstract Service (CAS) Number	Sample Identification with Criteria Exceedance (depth)	Part 201 Generic RCC Exceeded / Established Criteria (µg/kg)	Maximum Concentration Detected (µg/kg) / Sample Location
Arsenic	7440-38-2	PS-SB-1 (1'-3') Soil Duplicate (PS-SB-1, 1'-3')	DWP / 4,600 GSIP / 4,600	6,100 / PS-SB-1
Selenium	7440-49-2	PS-SB-1 (1'-3')	GSIP / 400	460 / PS-SB-1

Notes:
Sample identification: PS-SB-# indicates soil boring location and (#-#) indicates sample depth interval in feet bgs.
µg/kg – micrograms per kilogram
DWP – Drinking Water Protection Criteria
GSIP – Groundwater to Surface Water Interface Protection Criteria

In addition to the Part 201 Generic RCC exceedances listed above, concentrations of benzo(a)anthracene, benzo(a)pyrene, benzo(a)fluoranthene, chrysene, fluoranthene, and pyrene were detected in the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1 at concentrations above analytical laboratory method detection limits (MDLs) but below Part 201

Generic RCC. As noted in Section 3.1, the shallow soil sample and soil duplicate sample were collected from soil boring location PS-SB-1 to evaluate on-site fill material.

Total chromium was identified in five soil samples (PS-SB-1, 1'-3'; Soil Duplicate; PS-SB-1, 10'-12'; PS-SB-2, 17'-19'; and PS-SB-3, 16'-18') at concentrations above Part 201 GSIP Criteria. AKT Peerless submitted these soil samples for laboratory analyses of hexavalent chromium. According to Michigan Department of Environment, Great Lakes, and Energy (EGLE), hexavalent chromium and trivalent chromium are the only forms of chromium found in the environment, and concentrations of trivalent chromium can be calculated by subtracting hexavalent chromium results from total chromium results. The laboratory analytical results indicate that hexavalent chromium was not present in the selected soil samples. Therefore, the identified total chromium concentrations in soil samples collected from the subject property is in trivalent form. The identified total chromium concentrations in soil samples collected from the subject property are below Part 201 Generic RCC.

Arsenic was detected at a concentration of 6,000 µg/kg in soil sample PS-SB-2 (17'-19'). This soil sample was collected from native sand. While this concentration exceeds Generic Part 201 RCC for DWP and GSIP, no obvious evidence of contamination (e.g., visual, olfactory observations, PID readings, or the presence of VOCs or SVOCs) that could be attributed to the current or historical uses of the southeastern and/or southern adjoining properties was identified at this soil boring location. In AKT Peerless' opinion, it does not appear that the concentration or arsenic detected in soil sample PS-SB-2 (17'-19') is indicative of a release and is likely representative of naturally occurring, or "background," conditions. According to Guide Sheet 10 of EGLE's July 2006 *Part 201 Training Manual*, "background" is defined as the concentration or level of a hazardous substance which exists in the environment at – or regionally proximate to – a "facility" that is not attributable to any release at or regionally proximate to the "facility." Guide Sheet 10 allows for the calculation of alternative background concentrations using the methods described in the EGLE's Sampling Strategies and Statistics Training Materials (S^3TM). Of the methods described in the S^3TM, AKT Peerless evaluated arsenic concentrations using the Michigan Background Soil Survey (Updated 2015; MBSS), which is included as Appendix C to EGLE's September 2019 *Soil Background and Use of the 2005 Michigan Background Soil Survey, Resource Materials* publication. The MBSS is meant to provide a resource regarding the concentration of naturally occurring metals that can be expected in various soil types and geographic areas of Michigan.

AKT Peerless compared the concentration of arsenic detected in soil sample PS-SB-2 (17'-19') to the MBSS arsenic background concentrations for native sand calculated from (1) statewide data and (2) Huron-Erie Glacial Lobe data. The concentration of arsenic detected in soil sample PS-SB-2 (17'-19'; i.e., 6,000 µg/kg) does not exceed either the statewide background arsenic concentration (i.e., 16,500 µg/kg) or the Huron-Erie Glacial Lobe background arsenic concentration (i.e., 26,300 µg/kg). Therefore, in AKT Peerless' opinion, the concentration of arsenic detected in soil sample PS-SB-2 (17'-19') is not indicative of a release of a hazardous substance and should not be used to qualify the subject property as a "facility," as defined in Part 201 of the Natural Resources and Environmental Protection Act, Michigan Public Act 451 of 1994, as amended (NREPA). AKT Peerless notes that, because the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1 consisted of fill material, and due to the presence of low concentrations of other hazardous substances (e.g., PNAs) in these samples, the analytical results for these samples are still valid for qualifying the subject property as a "facility" despite the detection of similar concentrations of arsenic (i.e., 6,100 µg/kg and 5,900 µg/kg, respectively) to the concentration of arsenic identified in soil sample PS-SB-2 (17'-19').

Barium, cadmium, copper, lead, and zinc were also identified in various soil samples collected from the subject property at concentrations above analytical laboratory MDLs, but below Part 201 Generic RCC. PCBs, SVOCs (other than low concentrations of the PNAs identified above), and VOCs were not detected in soil samples collected from the subject property at concentrations above analytical laboratory MDLs or Part 201 Generic RCC.

Refer to Figure 3 for a site map with soil analytical results exceeding Part 201 Generic RCC. Refer to Table 1 for a summary of soil analytical results.

4.2.2 QA/QC Sample Analytical Results

Beyond the soil duplicate sample, AKT Peerless submitted one trip blank, one methanol blank, one soil equipment blank, one soil field blank, one soil MS sample, and one soil MSD sample for laboratory analyses.

Target parameters were not identified at concentrations above analytical laboratory MDLs in the blanks. The recovery of three SVOCs, and five to six VOCs, and four to five metals were reported as being outside control limits in the MS and MSD samples. No other spike results were qualified.

Refer to **Appendix B** for a complete analytical laboratory report.

5.0 Summary, Conclusions, and Recommendations

The following sections summarize the subsurface investigation activities conducted by AKT Peerless at the subject property.

5.1 Summary of Environmental Concerns

Based on AKT Peerless' October 2015 Phase I ESA, the following RECs were identified:

- Fill material on the southern portion of the subject property;
- Historical use of the southeastern adjoining property (206 N. Grove Street) as an oil distributor/bulk oil storage yard;
- Historical use of the southern adjoining property (204 N. Park Street) as a coal storage yard and bulk oil and gasoline facility;
- Current and historical use of the southern adjoining property (103 N. Grove Street) for industrial operations; and
- Historical use of the western adjoining property (223 N. Park Street) as a coal storage yard.

5.2 Summary of Subsurface Investigation

On June 17, 2021, AKT Peerless conducted a subsurface investigation at the subject property to evaluate the above-identified RECs. The subsurface investigation included: 1) the advancement of four soil borings, and (2) the collection of five soil samples and one duplicate soil sample. The soil samples were submitted for laboratory analyses of VOCs, SVOCs, PCBs, PNAs, Michigan 10 Metals, arsenic, cadmium, chromium, lead, and/or hexavalent chromium.

5.3 Conclusions

AKT Peerless conducted soil sampling in areas most likely to be impacted by contaminants based on the location of observed on-site fill material at the subject property and the current and/or historical uses of select adjoining properties. The results of the investigation indicate the following:

- Arsenic was detected in one shallow subsurface soil sample and one soil duplicate sample collected from soil boring location PS-SB-1, which was advanced in part to evaluate on-site fill material, at concentrations exceeding the Part 201 Generic RCC, including GSIP and DWP criteria.
- Selenium was also detected in one shallow subsurface soil sample collected from soil boring location PS-SB-1, which was advanced in part to evaluate on-site fill material, at a concentration exceeding the Part 201 Generic GSIP criteria.

Based on the laboratory analytical results associated with the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1, the subject property meets the definition of a "facility," as defined in Part 201 of the NREPA.

5.4 Recommendations

AKT Peerless recommends any future owner(s)/operator(s) prepare a BEA. Section 26(1)(c) of Part 201 provides certain liability protections to a person who becomes an owner or operator of a "facility" on, or after June 5, 1995 if they comply with both of the following, or unless other defenses apply: a BEA is conducted prior to or within 45 days after the earlier of the date of purchase, occupancy, or foreclosure, and the owner or operator discloses the results of the BEA to EGLE Remediation and Redevelopment Division (RRD) and subsequent purchaser(s) or transferee(s).

In addition, because the subject property meets the definition of a "facility," AKT Peerless recommends the property owner comply with Due Care obligations. Due Care obligations include:

- Undertaking measures to prevent exacerbation of existing contamination.
- Exercising Due Care by undertaking response activities to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the subject property in a manner that protects health and safety.
- Taking reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that could result from those acts or omissions.
- Provide notifications to EGLE and others in regard to mitigating fire and explosions hazards, discarded or abandoned containers, contamination migrating beyond property boundaries, as applicable.
- Comply with any land use or resource use restrictions established or relied on in connection with the response activities at the facility.
- Not impede the effectiveness or integrity of any land use or resource use restrictions employed at the facility in connection with response activities.

6.0 Limitations

The information and opinions obtained in this report are for the exclusive use of DCCBC and City of Ypsilanti. No distribution to or reliance by other parties may occur without the express written permission of AKT Peerless. AKT Peerless will not distribute this report without your written consent or as required by law or by a Court order. The information and opinions contained in the report are given in

light of that assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed upon by the parties and as limited therein. Any third parties who have been extended the right to rely on the contents of this report by AKT Peerless (which is expressly required prior to any third-party release), expressly agrees to be bound by the original terms and conditions entered into by AKT Peerless and DCCBC.

Subject to the above and the terms and conditions, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages. Although AKT Peerless believes that results contained herein are reliable, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive or that the information provided by DCCBC, City of Ypsilanti, or third parties is complete or accurate.

7.0 Signatures of Environmental Professionals

The following individuals contributed to the completion of this report.

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MARX
WETLANDS
LLC

October 26, 2021

Ms. Kate Bond
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3815 Plaza Drive
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734.995.0200

Re: Wetland Delineation Report: 220 North Park Street (#11-11-09-111-004)
City of Ypsilanti, Washtenaw County, Michigan

Dear Ms. Kate Bond:

Pursuant to your request, Marx Wetlands LLC (MW) conducted a wetland determination for the above-referenced approximately 4.4.6-acre property ("Site"), comprised of one (1) parcel (#11-11-09-111-004) in Ypsilanti, Michigan. The Site is located at 220 North Park Street, which is southeast of the intersection of High Street and N. Park Street in the City of Ypsilanti, Michigan and in Section 9 of Ypsilanti Township (T3S, R7E) in Washtenaw County, Michigan.

The intent of this wetland determination is to provide a report of the character of any wetland areas within the Site and an opinion as to the possible jurisdiction of the Michigan Department of Energy, Great Lakes, and Environment (EGLE) and/or local governances over wetland areas identified on-site.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation of any wetland depends on three basic parameters. These parameters are: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are inter-related and present in wetland systems. The wetland delineation and determination consisted of desktop review of available background documentation and mapping followed by a site visit conducted on September 14, 2021. A review of the findings is provided below.

Background Research & Desktop Review

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the Site contains two (2) soil types: Boyer loamy sand, 1 to 6 percent slopes (SpB; 0% hydric rating). The on-site soil types are not likely considered hydric with such low ratings (0% hydric rating) (**Enclosure 1A**).

The National Wetlands Inventory (NWI) map does not indicate any wetlands or streams are likely present within the Site (**Enclosure 1B).**

According to Washtenaw County's Drain Map, there are no county drains identified within the Site (**Enclosure 1C**). The Huron River is further than 1,000 feet west of the Site.

Aerial Imagery Interpretation

Aerial photograph and imagery interpretation suggests that a building and access drive to N. Park Street were demolished, and extensive site grading occurred between April of 2016 and April of 2017. Therefore, aerial photographs prior to April of 2016 indicate that existing building and access drive were present within the Site (refer to **Enclosure 2**).

Site Characteristics & Existing Conditions

Based on the review of aerial photographs, available on-line resources, and an on-site visit (September 14, 2021), the Site primarily contains undeveloped land, consisting of areas of upland mowed lawn, upland scrub-shrub/forest, and wetland. The Site is bounded by North Park Street to the west, High Street and a residence to the north, North Grove Street to the east, and an existing railroad to the south.

Most of the Site contains upland mowed lawn/upland disturbed field. Prevalent herbaceous species include bluegrasses (*Poa compressa* and *P. pratensis*), spotted knapweed (*Centaurea stoebe*), wild carrot (*Daucus carota*), tall goldenrod (*Solidago altissima*), white clover (*Trifolium repens*), chicory (*Cichorium intybus*), horseweed (*Conyza canadensis*), ribwort plantain (*Plantago lanceolata*), smooth brome (*Bromus inermis*), and orchard grass (*Dactylis glomerata*).

The scrub-shrub/forest areas generally contain non-native weedy species including common buckthorn (*Rhamnus cathartica*), black walnut (*Juglans nigra*), tree-of-heaven (*Ailanthus altissima*), scattered with black locust (*Robinia pseudoacacia.*), box-elder (*Acer negundo*), Norway spruce (*Picea abies*), Siberian elm (*Ulmus pumila*), American elm (*Ulmus americana*), and ash (*Fraxinus spp.*) trees. Upland herbaceous understory species include strawberry (*Fragaria virginiana*), pokeweed (*Phytolacca americana*), and Pennsylvania sedge (*Carex pennsylvanica*). Observed shrubs included Eurasian honeysuckles (*Lonicera maackii & L. tatarica*), blackberry (*Rubus alleghaniensis*), and autumn-olive (*Elaeagnus umbellata*). Common woody vines observed include Virginia creeper (*Parthenocissus quinquefolia*) and riverbank grape (*Vitis riparia*).

The overall Site contained several non-native, invasive species, or weedy native species that are tolerant of human land uses. The weedy aspect of the Site is likely due to previous site disturbance on-site. Loose gravel/stones were observed throughout the Site, including in the delineated wetland area. Refer to the *Site Photographs Log* provided in **Enclosure 3**.

Wetland Determination & Delineation

One (1) main wetland area (Wetland A) was identified within the Site. Refer to the enclosed *Wetland Location Map* for the location of the on-site wetland and Wetland Data Forms in **Enclosure 4**. No streams or ponds were identified within the Site. Refer to *Table 1. Wetland Inventory Table* (next page), which includes feature name, type, and anticipated regulatory status for the on-site feature.

Table 1. Wetland Inventory Table

Feature Name	Type*	On-site Acreage	Distance to a regulating feature (Feet)	Regulated by the State of Michigan? †
Wetland A	PEM	0.10	>1,000 feet west of Huron River	Not Likely Regulated†

*PEM: Emergent; PSS: Scrub-shrub; PFO: Forested
†EGLE has the final authority on the extent of wetlands in the state of Michigan.

Wetlands

One (1) wetland (Wetland A) was identified within the Site. No ponds or streams were identified within the Site. This marginal wetland was likely incidentally created as a result of poor onsite drainage, compacted soils, and/or historic site disturbance associated with the demolition and removal of the previous building and access road. Wetland A appears to lie within a low-lying depression situated within the approximate location of the previous access road. A gravelly restricted layer was observed at an approximate depth of six (6) inches below the ground surface.

Vegetation

Wetland A is an emergent wetland identified within the southwest quadrant of the Site. Herbaceous vegetation observed include narrowleaf cattail (*Typha angustifolia*; OBL–obligate wetland), Torrey's rush (*Juncus torreyi*; FACW–facultative wetland), willow-herb (*Epilobium ciliatum*, FACW), common reed (*Phragmites australis var. australis*; FACW), path rush (*Juncus tenuis*; FAC-facultative), awned cyperus (*Cyperus squarrosus*; OBL), and rough barnyard grass (*Echinochloa muricata*; OBL). Vine species observed within the 30-foot radius of the sample plot include river-bank grape (FAC). Overhanging tree species observed within the 30-foot radius of the sample plot include buckthorn (FAC), box-elder (FAC), and weeping willow (*Salix babylonica*; FAC). The species identified within these wetlands range in wetland indicator statuses from obligate (OBL) to facultative (FAC), indicating species that typically occur in wetlands.

Hydrology

Wetland hydrology indicators observed generally include standing water, saturation, water-stained leaves, water marks, geomorphic position, and FAC Neutral Test. The wetland appears to receive hydrology from precipitation, runoff from adjacent developed areas and roadways. The wetland appears to have a water regime that ranges from seasonally saturated to seasonally inundated. Refer to the *Wetland Location Map* and *Wetland Data Forms (***Enclosure 4**).

Soils

Hydric soil indicators were observed in soil sample pits within the on-site wetland. An adjacent upland sample plot was also taken to confirm wetland boundary. Please refer to enclosed *USACE Wetland Determination Data Forms* (**Enclosure 4)**.

Summary of Regulations & Recommendations

Inland Lakes and Streams Part 301 Regulations

Part 301, Inland Lakes and Streams, states that a feature is considered a regulated watercourse by the EGLE if it possesses a defined bed, bank, and evidence of continued flow or a continued occurrence of water**. Based on the site visit, no watercourses were identified within the Site.**

Part 303 Wetland Regulations

Part 303, Wetlands Protection, of the NREPA states wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Marx Wetlands, LLC has the professional opinion that Wetland A is not likely regulated because it is further than 500 feet from any regulating water features and less than five (5) acres in size. The westernmost edge of Wetland A is approximately 1,000 feet east of the Huron River. In addition, Wetland A is marginal in quality and is also likely to be considered nonessential by EGLE. This is because Wetland A is a relatively low-quality wetland, lies within a low-lying depression situated within the approximate location of the previous access road, and appears to have been incidentally created as a result of poor onsite drainage, compacted soils, and runoff from adjacent properties, roadways, including the railway. **Therefore, Marx Wetlands LLC has the professional opinion that Wetland A does not appear to meet the requirements of Part 303, Wetlands Protection, of the NREPA, and therefore is not anticipated to be a regulated wetland by EGLE** (refer to **Enclosure 5**, *Preliminary Jurisdictional Determination*). Please note that the EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan**.**

According to the EGLE's MiWaters website (EGLE 2021), the City of Ypsilanti does not have its own wetland protection ordinance.

A permit or approval is likely required by the EGLE for any proposed work that takes place within the boundaries of a regulated wetland. Most construction activities that take place outside of these boundaries do not require a wetland permit from the EGLE.

Please be advised that the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the EGLE and/or local government, and, in some cases, the federal government. Therefore, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary depending on various factors including, but not limited to, experience of the agency representative making the determination and the season of the year. Wetland evaluations performed outside the growing season from late-October/November until late-April may not be consistent with the official EGLE wetland assessment program and therefore are subject to increased potential for change than those performed during the growing season. The physical characteristics of the site can change over time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature and/or extent of wetlands on the site.

Thank you for the opportunity to provide this wetland delineation and determination. If you have any questions, please contact me at your convenience.

Sincerely,

Marx Wetlands LLC

[redacted]

Bryana J. Guevara, Principal/Owner
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist. Ecological Society of America

Enclosures:

1. Hydric Soils Map, National Wetlands Inventory, & Washtenaw County Drain Map
2. Aerial Interpretation
3. Site Photographs
4. Wetland Location Map & USACE Wetland Determination Data Forms
5. Preliminary Jurisdictional Determination

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

MEMORANDUM

TO: Renovare Development
FROM: Kate Bond, Senior Project Manager
RE: 220 N Park Street, Ypsilanti
DATE: 2022-05-02
MC Project No.: 21264A

The following information is provided to identify the existing ground, topographic and soils conditions of the site located at 220 North Park Street in the City of Ypsilanti as well as clarify the existing drainage patterns to identify the potential for on-site springs.

Existing conditions are such that the property takes on stormwater runoff from surrounding properties from the northeast, north and northwest. The site has significant topography and falls approximately 29' from northeast to southwest. Soils on the site are considered to be generally permeable, well drained and predominately sandy loam with gravel. Drainage on the site flows from northeast to southwest and water that is not absorbed in to the ground tends to pond at two low pocket areas just north of the railroad beds. Water can, and has, collected in these areas and during periods of high seasonal precipitation there can be standing water. Above average levels of precipitation over the last 5-10 years has caused an increased occurrence of water on the site and the appearance of water draining across the site and collecting in the low areas.

AKT Peerless performed four soil borings on the property in June of 2021 at depths of 20' – 32'. Groundwater was not encountered in any of the four boring locations. Their study further indicated that no available information on identified groundwater for the area was located. The soils in the area of the site were identified as typically lacustrine sand and gravel which are associated with moderate hydraulic permeability. The USDA Soil Conservation Service's publication describes the area as coarse textured with a soils series identified as 'Boyer loamy sand.' The Boyer series consists of very deep, well drained soils formed in sandy and loamy drift underlain by sand or gravelly sand outwash.

Based on the information compiled by AKT Peerless the description of soils on the site does not support the presence of water. The permeability of the soil is such that it would be unlikely that water would travel upward from a pressurized aquifer to break the ground's surface. The spring flows because the pressure in the aquifer (water bearing soil or rock), which is covered by a confining layer (clay or other impervious material), is greater than atmospheric pressure at the land. A spring is formed when the water reaches the surface through a fracture or porous layer. These types of springs usually occur along faults (a fracture in the earth).

Springs require a confining layer, typically clay, but largely impermeable that act as directional pathways for water to flow against until the water breaks through to the surface. The historical and

existing soils information of the site does not support a scenario by which a clay or impermeable layer exists on the site drawing water to be forced in any particular direction. The only such possibility that could exist on-site would be a scenario that mimics a gravity spring. Gravity springs are formed by water soaking into the ground until the water encounters a confining layer that will not let the water seep further down. The water then flows across the top of the confining layer until it reaches the ground surface. As described previously, the topography of the site and surrounding area is such that the site receives stormwater runoff from the surrounding area. Since the water then either percolates through the ground or travels along the slope toward the southern border of the property, if during percolation, the water encountered a confining layer beneath the service it could cause the water to travel laterally until it breached the surface midway along the slope. But it is doubtful, and supported by soil borings, that a confining layer exists that is not permeable. Therefore, a spring even a gravity spring, is not likely to be encountered on the site due to lack of groundwater, lack of an impermeable confining layer and the presence of permeable, well drained soils.

City of Ypsilanti

Community and Economic Development Department

Memo

To: Joe Meyers, Economic Development Director

From: Christopher Jacobs, Community Development Manager

Date: May 6, 2022

Subject: 220 N Park CBO Committee Benefits List for Prioritization

Background:

The following community benefits were proposed at the meeting Wednesday May 4, 2022 Committee Members have been asked to rank their top 10 priorities with 1 being the most important and 10 the least. The results will be tabulated and reviewed at the next meeting.

City Code Section 30-515 (a)

1. Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

    - Resilience fund for yard supplies and storage facilities.
    - Shared green space such as community garden.
    - Didactic learning space.
    - Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.
    - Fence at south end of the site.
    - One additional covered bicycle ramp/loop at northwest corner of the site.
    - Dog Park.
    - Crosswalks at northern two pocket parks proposed.
    - Benches wherever possible.
    - Drop off USPS Mailbox.
    - Mailboxes directly in front of home instead of consolidated.
    - Sound barriers for train noise.
    - Train Station/Crossing/Pedestrian Bridge.
    - Public kiosks.
    - Covered bus stop.
    - Post Project Street Repairs/Assessment.

2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.

- Public on street recycling containers.
- Low environmental impact and resilience structures.
- Solar Power.
- No gas stoves or furnaces.
- Water runoff solutions like raingardens, natural and native landscaping and sound barriers.
- Low environmental impact and resilience structures.

3. Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.

4. Other
    - Inquire about train speed at Grove and Park to ensure consistency.
    - Minimal HOA governance.
    - Expressly allowing yard signs, political signs and canvassing signs within HOA.
    - HOA membership input requested.
    - Specific amenities list requested at pocket parks proposed.
    - Documentation of herbicides used at railroad tracks.

1. Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.

2. Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

- Limit purchase to those who are current renters/residents or those without a home in Ypsi.
- Restricting purchase to 1 home per 1 family.
- Long term affordability and local definition of affordability.
- Prevent collection of school taxes on TIF
- No rentals and negotiating additional affordability/density.
- City wide ban on short term rentals.

Michigan Association of Planning
A Chapter of the American Planning Association

May 2, 2022

Mr. Joe Meyers
Director of Economic Development
City of Ypsilanti
1 North Huron Street
Ypsilanti, Michigan 48198

Dear Joe,

I am writing to share my strong support for the 220 North Park Street Planned Unit Development, located just east of Depot Town, and very close to downtown Ypsilanti. As the Executive Director of the Michigan Chapter, American Planning Association, I lead our organization's advocacy and training initiatives and we've had a near-singular focus over the last two years on housing accessibility, and expanding the supply of a range of housing options in communities. Many communities are struggling to overcome neighborhood opposition to residential developments that are not typical single family developments, and residents that are density resistant. We are working hard to help municipal planners overcome this resistance, and to help them make the case for more innovative housing solutions.

Ypsilanti leaders are uniquely positioned to embrace housing projects that include increasingly more desirable elements and prescient in your vision to understand housing demand, and why creating a variety of housing types – beyond just single family detached dwellings or, conversely multiple family apartment complexes. This "missing middle" housing typology is desirable to the very residents you wish to attract – AND maintain – in your city, but will likely lose to other municipalities who *are* providing a variety of housing options. The housing type proposed in the 220 North Park Street project is appropriate for so many markets, from recent college grads and young families to empty nesters and retirees. Michigan municipalities can only remain competitive if they plan for and build the housing products that are needed and desired by a demographic that might not find what they are looking for in your municipality otherwise.

Beyond filling a distinct housing niche market, adding dwelling units can increase population, add taxable properties to your rolls, increase the number of young children who will attend local schools, bring talent and money, and residents with disposable incomes to support local businesses.

I was thrilled to see the 220 North Park Street project come through the planning department, and I urge the planning commission and city council to approve this innovative project that will help the City advance many community goals.

Sincerely,

[redacted]

Andrea Brown, AICP
Executive Director

Michigan Association of Planning

1919 West Stadium Blvd. Suite 4 | Ann Arbor, Michigan 48103 | 734.913.2000 | www.planningmi.org

HOME BUILDERS ASSOCIATION OF MICHIGAN

Jeremy Morgan
President

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Jeff Grantham
Treasurer

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Michael Tribble
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Jason Orvosh
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6427 Centurion Drive
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(517) 322-0224
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May 3, 2022

Mr. Joe Meyers
Director of Economic Development
City of Ypsilanti
1 North Huron Street
Ypsilanti, Michigan 48198

Dear Joe,

The National Association of Homebuilders has continued to dive into ongoing concerns over housing affordability addressed in its "Diversifying Housing Options with Smaller lots and Smaller Homes" report. The report provides an overview of regulatory and design options for communities and builders to use. It identifies projects that are helping to fill the "missing middle" in housing developments across the nation and recognizes ordinances and codes that enable constructions of more varied housing types and smaller more affordable homes meeting the overwhelming demand that can be ideal for single-person households or for baby boomers and other households that are choosing to downsize. Missing middle is a transformative concept that highlights the need for diverse, affordable, housing choices in sustainable walkable places, like the City of Ypsilanti. The Home Builders Association of Michigan commends the City of Ypsilanti for working with Renovare Development to create a "missing middle" development and demonstrating how communities and developers/builders can work in partnership to address issues such as housing affordability, housing choice and neighborhood compatibility by overcoming zoning and other regulatory barriers. Mixing incomes and integrating a blend of uses such as townhomes, detached row homes and duplexes as reflected in the Park Street Development, is an effective tool to expand affordability.

Safe, decent, and affordable housing stock is fundamental to the economic and physical well-being of families, communities, and regional economics. Housing stability leads to greater financial stability and freedom, reduced stress, improved health, and longer-term economic stability. Yet many households and families encompass an increasingly diverse demographic that has changed over time and now spans a broad income range of needs. Nearly half the U.S. adults are single. An aging population is living in homes that aren't very accessible. And a record 41% of young adults live with their parents. The challenge to affordable housing is a multidimensional problem. The City of Ypsilanti leadership has the opportunity to address these challenges by creating a long-lasting community asset and expanding the city's housing options.

We are writing to share our support for the 220 North Park Street Planned Unit Development. We urge the planning commission and city council to approve this much needed project and set a set a statewide precedent for other communities to follow.

Sincerely,

[redacted]

Robert Filka
CEO

City of Ypsilanti
Community & Economic Development Department

May 18, 2022

Staff Review of Planned Unit Development
611 W Cross St

GENERAL INFORMATION

Applicant:	University of Michigan Credit Union 340 E Huron St Ann Arbor, MI 48104
Project:	EMU Credit Union PUD
Public Hearing Date:	May 18, 2022
Location:	611 W Cross St Parcel ID# 11-11-40-180-005 and 11-11-40-180-014
Zoning:	C – Center
Action Requested:	Planned Unit Development Approval
Staff Recommendation:	Denial

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Planned Unit Development (PUD) for a site redevelopment at 611 W Cross St. The use of the property will be for an EMU Credit Union. The property is currently occupied by a one story commercial building, formerly used as a bank at one time and most recently used by EMU.

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUDs offer a flexibility in departures, or in other words "exceptions," that allow creativity in site design and the protection of environmentally sensitive lands not otherwise possible. In exchange for design flexibility, the applicant must provide a public benefit, including (but not limited to) amenities and infrastructure improvements, and often find it easier to accommodate environmental and scenic attributes. Ultimately, the development must be higher quality than if zoning ordinance standards were strictly adhered to. Broadly, the benefits listed by the applicant include but are not limited to: a pedestrian plaza, vacated curb cut, shared parking opportunities with neighboring businesses, reduced impervious surface and improved stormwater management, and sustainability in reusing the building.

Figure 1: Site Aerial (2020)

Figure 2: Photo, Front of Current Building (May 11, 2022)

Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	EMU Campus	EMU
EAST	Multi-family residential	C
SOUTH	Single-family residential	CN
WEST	Restaurant	C

PLANNED UNIT DEVELOPMENT: PURPOSE §122-700

(a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.

(b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.

(c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.

PLANNED UNIT DEVELOPMENT: CRITERIA AND REVIEW §122-702

(a) Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.
COMMENTS: The site is proposed as single-ownership. Standard met.

(b) Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.
COMMENTS: The site is 0.69 acres. Standard met.

(c) Applicable base regulations. Unless waived or modified in accordance with the procedures and standards set forth in this article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in this chapter for the uses listed below must be applicable for uses proposed as part of a planned unit development:

(1) Multiple-family residential uses must comply with the regulations applicable in the MD multiple dwelling residential district.

(2) Commercial and office uses must comply with the regulations applicable in the C - Center district.
(3) Manufacturing uses must comply with the regulations applicable in the PMD - Production, Manufacturing, and Distribution district.
(4) Mixed uses must comply with the regulations applicable for each individual use, as outlined above, except that if conflicts exist between provisions, the regulations applicable to the most dominant use must apply.
(5) To encourage flexibility and creativity in development consistent with the planned development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the planned development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.
COMMENTS: This PUD is for a credit union use, which is allowed (as *financial* services) in the Center zoning district.

To clarify the land use involved, the property will be used in a manner that replicates drive-through financial services, but reading the *drive-through* definition, facilities involving ATMs or similar devices (i.e. Interactive Teller Machines) are exempt from the drive through definition. The *drive through* definition in §122-203 states "**Drive-through service** means a business activity so developed that its retail or service character provides a driveway approach and waiting spaces for motor vehicles so as to serve patrons while seated in their motor vehicle. An automatic teller machine or similar device shall not be included in this definition, provided that the device is not staffed and does not use any type of amplification device." Although the use of ATMs or ITMs that are accessed by vehicle may not be literal "drive through" service, the site's infrastructure and layout very much replicate the traditional bank drive-through. Staff has reservations about sponsoring approval of such a drive-through-like use, and those discussions are conducted in the site plan review section of this staff review.

Figure 4: List of Departures Requested

ORDINANCE PROVISION	REQUIRED	PROVIDED	RATIONALE FOR A HIGHER-QUALITY DEVELOPMENT
Commercial/ Mixed-Use – Large: Frontage buildout 122-476(H)	90% - 100%	~57%	The nonconforming frontage buildout is being improved by increasing from about 50% to 57%. The excess space is being used for an active, pedestrian plaza use and landscaping.
Commercial/ Mixed-Use – Large: Accessory building footprint 122-476(L)	800 sf maximum	1,240 sf	**Staff does not believe this departure creates a higher quality development.**
Commercial/ Mixed-Use – Large: Principal building height 122-476 (M)	2 – 8 stories	1 story	**Staff does not believe this departure creates a higher quality development.**
Building entrance orientation 122-607(a)	Building entrance must face the street. 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.	Building entrance faces College Place, the side street.	The addition of the pedestrian plaza leading to the building entrance is an improvement to the site, especially considering it largely displaces impervious surface of an unnecessary driveway with a pedestrian plaza with landscaping.
ITMs amplify sound 122-203	An automatic teller machine or similar device shall not be included in this	ITMs proposed amplify sound.	**Staff does not recommend approval of this departure because of the proximity of the site to the residence to the south**

	definition, provided that the device is not staffed and does not use any type of amplification device		**and the residences to the east. The ITMs would be approximately 40 feet from the house to the south. (See Figure 12)**

Staff does not believe all of the departures will create a higher quality development. Standard not met.

(d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.
COMMENTS: The site has access to a public street. Standard met.

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.
COMMENTS: The development provides adequate overall open space. The open space (non-impervious area) on the site increases from about 21% to about 36%. Standard met

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.
COMMENTS: Adequate landscaping is proposed, meeting the zoning standards. The owner will be responsible for all maintenance. Standard met.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.
COMMENTS: As described in the site plan review section of this review below, the vehicle-oriented use of the site will have significant conflicts with the area's pedestrians. Also, the noise from the proposed ITM machines will likely transverse into other properties, such as the residential properties to the south and east. Standard not met.

PLANNED UNIT DEVELOPMENT: PROCESS §122-705

Broadly, this is the Planned Unit Development process:

1) Pre-application conference. (Completed)
2) Planned Unit Development application submitted to Planning Department. (Completed)
3) Planning Commission review, public hearing, and recommendation to Council ***(currently here).***
4) City Council action: City Council may approve the PUD.
5) Effect of approval: PUD adoption is to be published and the Zoning Map is to be updated to reflect it.
6) Applicant record the approval and its records with the Register of Deeds.

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 proposed site plan does not fit the spirit and intent of the zoning ordinance and the Master Plan. The spirit and intent of this chapter, and the community-driven Master Plan, updated in 2021, are to encourage walkability in City Framework Centers (Chapter 4 and 6 of Shape Ypsilanti Master Plan), and consequently Center zoning districts. Center zoning districts are literally "Walkable Urban Districts". The stated intent of the Center zoning district "is to preserve the urban form, walkable nature and vibrant mix of uses in these areas" (§122-445). The proposed development, with the drive-through-like function, is in direct contradiction to the spirit of the Master Plan and Zoning Ordinance. The proposed development would be more appropriate in the General Corridor (GC) zoning district.

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 are technically two parcels, but because they have like ownership for zoning purposes they can be combined as one "zoning lot". The resultant site is 29,915 square feet. The proposed building will grow from 3,226 square feet to 3,533 square feet.

The character of the adjoining properties, and the properties along W. Cross St., are not drive-through oriented. The current site and arrangement are a deviation from the W. Cross corridor's character. The site should come into harmony with the surrounding corridor, not continue to deviate from it.

Figure 5: Building Type and Private Frontage Requirements

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies*** ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** **Highlighted text: PUD Departure applied for by applicant.**					
122-465	Building Type	**Commercial/Mixed-Use – Large**	N/A	**Commercial/Mixed-Use – Large**	
122-476	Lot size	150,000 sf max	29,915 sf	29,915 sf	
122-476	Lot width	120 ft min 300 ft max	184 ft	184 ft	
122-476	Lot depth	500 ft max	116 – 212 ft	116 – 212 ft	
122-476	Lot coverage	90% max	11%	12%	
122-476	Street (front and side) setback	15 ft max	14 ft Cross St 61 ft College Pl	14 ft Cross St 48 ft College Pl	Building faces Cross St
122-476	Side (interior) setback	No min or max	30 ft	30 ft	
122-476	Rear setback	25 ft min	62 ft	62 ft	
122-476	Frontage buildout (%)	90% min 100% max	50%	57.6%	**DEPARTURE NEEDED**
122-476	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	800 ft	N/A	Setbacks comply, however proposed building footprint for canopy accessory structure is 1,240 sf, exceeding the 800 sf maximum.	**DEPARTURE NEEDED**
122-476	Principal building height	2-8 stories	1 story	1 story	**DEPARTURE NEEDED**
122-476	Accessory structure height	15 ft max	N/A	13' 8"	
122-476	Parking location	Side, street side, rear yards	Rear yard	No change	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
122-484	Private frontage type	**Commercial**			
122-484	Ground floor transparency	60% min	Not known	**Appears to comply- shall be confirmed by applicant.**	
	Height to bottom of window	2.5 ft max	Not known	Appears to comply	

	Yard requirements	Must have a min. 6' wide path and landscaping	N/A	Complies	
	Optional awning – clear depth	4' – 10'	N/A	Appears to comply	
	Optional awning – clear height	7 ft min	N/A	Appears to be 7'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.	N/A	Appears to comply	

Figure 6: 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*** **Highlighted text: PUD Departure applied for by applicant.**					
122-607	Building entrances	Building entrances must face street to which it is addressed.	Currently on W Cross St.	Proposed building entrance faces College Pl.	**DEPARTURE NEEDED**
	Existing easements	N/A	N/A	N/A	
	Planned easements	N/A	N/A	N/A	MDOT ROW
122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), rear yard, 80% opaque wood swing door, on a concrete pad.	N/A	Dumpster and enclosure provided. Gate is proposed steel- shall be a wood gate.	**Applicant shall revise and provide wood gate.**
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.	N/A	Lighting plan provided. Lighting exceeds 0.5fc in a few places adjoining residential.	**Applicant to submit revised lighting plan. Lighting shall be dark sky compliant.**
122-610	Grading	Grading of all lots shall be conducted to divert water away from buildings and surrounding property, and prevent standing water.	N/A	Grading being conducted to route water to catch basins, appears to comply.	
122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section… *cont'd*	N/A	N/A	

Items to be addressed:

- Applicant shall confirm at least 60% ground floor transparency.

- Applicant shall provide wood gate on dumpster enclosure.
- Applicant shall submit revised lighting plan for administrative approval and confirm lighting is 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."

The site plan proposes primary access from College Place. The site plan removes the unnecessary curb cut to W Cross, which is a benefit in staff's opinion.

The use and function of the site as automobile-heavy detracts from the pedestrian and bicyclist safety in this walkable, high-density neighborhood.

Also, the City's 2021 Non-Motorized Transportation Plan Update strives for a number of goals, including a "Vision Zero" plan, eliminating all traffic facilities and serious injuries in Ypsilanti. To reach that goal, a strategy the Plan Update recommends is that safety improvements should be coordinated and considered in planned projects and construction work in the City. Another goal is to encourage equity in non-motorized transportation planning. A site plan that caters disproportionately towards the person who can afford vehicular transportation is not advancing equity in the City's transportation planning, especially in such a walkable corridor. There are four ITM service lanes versus one noted ITM in the building.

Figure 7: 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 **Highlighted text: PUD Departure applied for by applicant.**					
122-670	Traffic circulation standards	Traffic circulation standards	N/A	Not applicable for scope of work.	
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	Truck turning plan not provided. Fire Department shall review in detailed engineering review.	
122-672	Sidewalks	Sidewalks shall be provided along perimeter of the lot which abuts any street, or shall be modified by Planning Commission.	Existing	Some to be renovated/crosswalks ramped. Complies.	

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	Some plantings listed on the landscaping plan appear to close to/within the 10' required traffic visibility triangle.	**Applicant shall confirm no plantings > 30" within the 10' traffic visibility triangle.**
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-cut is 22' wide.	
	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	Appears to comply.	
	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	Appears to comply.	**Surfacing to 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 permitted to drain across a public sidewalk.	N/A	Site grading plan, stormwater and utility plan provided.	**Drainage to be reviewed in detailed engineering.**
	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 lot surface is within 10' of adjacent lot to the south, but it appears drainage and fence screening is conducted. PC may waive this requirement.	**PC may waive requirement.**
	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.	

	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	Curbing proposed.	
	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 plan provided and complies for parking lot.	
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	N/A not required	
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 2 trees	N/A	2 parking lot trees provided at east end of parking lot.	
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. 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	ROW screening planting opacity and height not known.	Screening plantings parallel to College Pl ROW shall be confirmed 80% opacity and 3-4' high.

	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 appears to be proposed and details provided.	
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 space dimensions comply.	
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Parking space dimensions comply.	
	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	N/A	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	22' wide	
122-691	Parking space base calculation	Financial services: 1 per 300 feet of usable floor area. Only gross floor area is noted at 3,533/300 = 12 spaces Note: Parking is not required for non-residential uses in Center zone	38 spaces	15 provided	
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	No reductions applied for.	

	Total parking after reductions		N/A	No reductions applied for. 15 spaces provided.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 3 bicycle spaces.	N/A	4 spaces provided	

Items to be addressed:

- Applicant shall confirm plantings will not affect traffic visibility triangle at curb cut.
- Parking lot surface is too close to the residential property to the south, unless Planning Commission waives setback requirement due to drainage and landscaping being addressed.
- Applicant shall confirm screening plantings parallel to College Place ROW are 80% opacity and 3-4' high.

Figure 8: College Place Sidewalk (May 11, 2022)

Figure 9: W Cross St Sidewalk (May 11, 2022)

Figure 10: Current Rear Parking Area (May 11, 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.

The applicant is proposing stormwater improvements, including a 2,500 cubic foot underground detention system.

Detailed engineering review required due to construction of new building addition, utility work, stormwater management, landscaping, grading, etc. 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 and City Council grant 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.

Figure 11: 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*** **Highlighted text: PUD Departure applied for by applicant.**					
122-631	Landscape plan requirements	A sperate detailed and tree protection plan must demonstrate that all requirements of this Division are met and must include the following items: cont'd	N/A	Tree protection plan provided.	
122-632	Landscape elements	Plant materials must be of generally acceptable varieties and species that are not invasive, free from insects and diseases, hardy to Washtenaw County, and conform to the current standard of the American Standard for Nursery Stocky. All trees must be on the tree list maintained by City of Ypsilanti.	N/A	Tree/shrub species list provided in landscape plan.	Tree/shrub list shall be reviewed administratively to comply with tree list and plant standards.

122-634	Required screening	Screening is required when any building with three dwelling units or more abuts an a building with an equal or lesser number of dwelling units in the R-1, CN-SF, or CN-Mid zoning districts. Screening shall be a wall/fence/landscape buffer at least 6' in height. If landscape buffer it shall be at least 80% opaque.	N/A	Fence provided and plan notes it will match existing. It is an opaque privacy fence, but not known if it is 6' tall. More thorough screening by landscaping (i.e. evergreens) is recommended to mitigate sound.	Fence shall be confirmed to be 6' tall and opaque.
122-635	Fences and walls		N/A	Fence shall be detailed (see above).	
122-636	Street trees	1 per 30 feet of lineal frontage = 7 on W Cross St, and 7 on College Pl required	N/A	**4 new street trees provided on W Cross to combine with 3 existing. 7 new street trees provided on College Pl**	
122-637	Foundation landscaping	For certain zoning districts/ building types. Required along sides of building facing a public street or a parking lot, must be a minimum of 6 shrubs per 30 lineal feet of building frontage, and must be in an area at least 4 feet in depth.	N/A	**N/A**	
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Site is 10% landscaped.	

Items to be addressed:

- Tree and plantings list should be reviewed administratively to comply with tree list and plant standards.
- New fencing shall be confirmed to be 6' tall and opaque.

Figure 12: Proximity to Residence on College Place (May 11, 2022)

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."

As stated above, staff recommends the City Engineer review the detailed engineering plans. Any work within the right-of-way including but not limited to landscaping, curbing, sidewalks, etc. shall be permitted through Department of Public Services for College Place ROW and through MDOT for W Cross St ROW.

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."

This Planned Unit Development is not in alignment with the following Master Plan guiding values:

- **Safety comes first:** As stated above, eliminating all traffic-related fatalities and serious injuries is a key goal of the 2021 Non-Motorized Transportation Plan Update as well.
- **Ypsilanti is sustainable:** The Sustainability Plan chapter of the Master Plan (Chapter 12) describes energy-related goals, including decreasing "the community's emissions by 171,310 metric tons of CO2E by 2030." Prioritizing non-motorized transportation improvements is a key component of that goal. A site plan that encourages idling vehicles and vehicle transportation is not advancing that goal.
- **Easily walk, bike, drive or take transit from anywhere:** This site plan sacrifices the walking and biking ability for the comfort of the vehicle, and does not fit the intent of the 2021 Non-Motorized Transportation Plan Update either.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL §122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

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

COMMENTS: The overall use of the site and the way it will function as an automobile-heavy use is not consistent with the Center zoning district's intent. It does not fit with the Master Plan and its guiding values as explained above.

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

COMMENTS: The improved stormwater management and the pedestrian plaza with landscaping are very clear substantial benefits to the users of the project, and to the surrounding neighborhood. However, staff believes the use of the site and its function as an intense automobile-oriented use outweigh those benefits.

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

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.

(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.

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

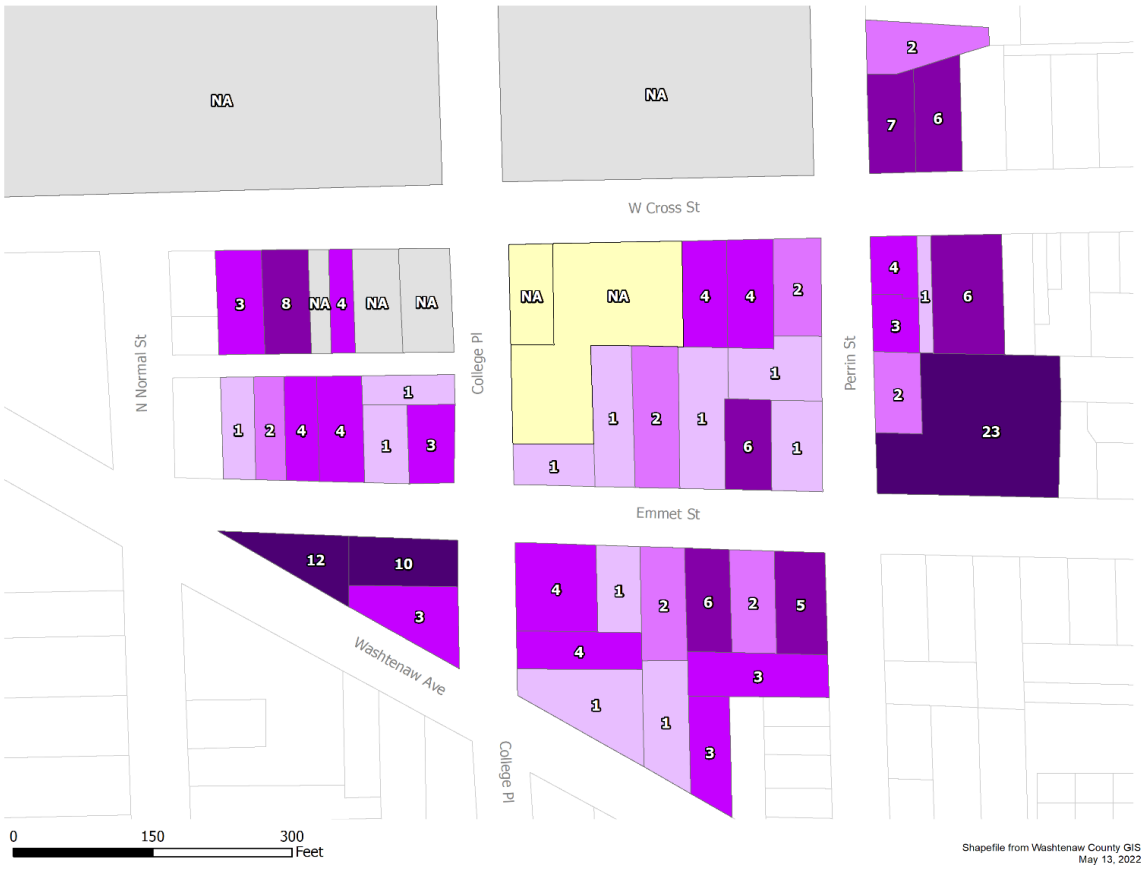
(4) The hours of operation of the proposed uses.

(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: Outdoor activity will take place under the ITM canopy, but is screened with a privacy fence. However, without further screening, there is likely to be sound amplified across the boundaries of the site into the neighboring properties. Planning Commission may consider limiting the hours of operation so that the sound does not bother these properties.

With 165 housing units within a 300 foot radius of the site, the neighborhood is one of the most densely populated in all of the City (see map, Figure 13), and has a large student population accessing EMU on foot or on bicycle. The PUD's site plan as presented is very vehicle-oriented and would increase the chance of dangerous conflicts between pedestrians/bicyclists and vehicles.

Figure 13: Number of Housing Units within 300 Foot Buffer



(d) Impact of traffic. The planned development must be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration must be given to the following:
(1) Estimated traffic to be generated by the proposed development.
(2) Access to major thoroughfares.
(3) Proximity and relation to intersections.
(4) Adequacy of driver sight distances.
(5) Location of and access to off-street parking.
(6) Required vehicular turning movements.
(7) Provisions for pedestrian traffic.
(8) Access to loading and unloading areas.
COMMENT: Again, the development will encourage greater vehicle transportation, prioritizing such over the pedestrian-oriented nature of the neighborhood, and will likely pose conflicts with pedestrians with increased in-and-out vehicle use, and vehicle queuing that may block the sidewalk.

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

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.
COMMENT: See earlier discussion under the site plan review section. Staff believes this site plan's development is inconsistent with the Master Plan.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.
COMMENT: It is not known if the development would result in an unreasonable negative economic impact upon surrounding properties.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.
COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.
COMMENT: The development's construction may be phased and that is allowed, so long as any construction begins within one year of the PUD's adoption

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission recommend City Council ***deny*** the Planned Unit Development at 611 W Cross St with the following findings:

Findings:

1. The site plan does not substantially comply with §122-311, 122-702, and 122-706.
2. The site plan conflicts with §122-311(b) in that it does not fit with the spirit and the intent with the Center zoning district.
3. The site plan conflicts with §122-311(c) in that it does not fit with the W Cross St corridor's character as a walkable urban district.
4. The site plan conflicts with §122-311(d) in that it decreases pedestrian and bicyclist safety.
5. The site plan conflicts with §122-311(k) in that it does not fit with the spirit of the Master Plan, notably the guiding values of Safety comes first, Ypsilanti is sustainable, and Easily walk, bike, drive, or take transit from anywhere.
6. All of the PUD departures requested do not result in a higher quality development.

Note- if Planning Commission were to recommend approval of the PUD, the following should be considered:

- Planning Commission should cite, in its findings, that the PUD complies with 122-311, 122-702, and 122-706.
- Staff recommends conditioning approval with the list of "items to be addressed" in this site plan staff review to ensure further compliance.
- If Planning Commission does not approve of any single departures, Planning Commission should explicitly state so in their motion.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

May 11, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 611 Cross St – EMU Credit Union
Site Plan Review No. 1
OHM Job No. 0094-22-1040

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed re-use of an existing building at 611 Cross St for the Eastern Michigan University Credit Union. The project consists of renovating the existing building and building an addition to the west side of the building. The site work will include new asphalt pavement in parking areas, and underground storm water management system, and new landscaping. The applicant proposes to utilize existing utility connections for the sanitary and water services. We have reviewed the plans with a date of April 20, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The plan set shall be signed and sealed by a Professional Engineer licensed in the State of Michigan.
2. The applicant shall provide a proposed heavy duty concrete pavement cross section on the plans.
3. The applicant shall include sign type callouts on the plan view. Additionally, details shall be added to the plans for all proposed signage, including the credit union monument sign.
4. The plan view shall show where proposed detectible warning surfaces are proposed, if applicable.
5. A detailed review of the grading will be completed under engineering review of the provided grading plan. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site. Additionally, the applicant shall provide spot grades at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
6. The applicant shall provide the preliminary size and material of all proposed utilities on the plans. It should also be noted that City Ordinance allows for proposed plastic pipe only in areas outside of the influence of pavement. The pipe must be High Density Corrugated Polyethylene (HDPE) with a smooth interior. It must conform to AASHTO M294-Type S.
7. Storm sewer structures should have a unique identifier provided in the plan view of utility sheets.
8. A detailed review of the storm water management system will be completed under detailed engineering review.
9. Plantings should have a minimum 5-foot clearance between underground utilities. It appears the gas line and 12-inch storm downspout from the building have proposed plantings within 5-feet.

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10. Sheet 11 SESC Details shows a table for Permanent Maintenance Tasks and Schedule and is missing the underground detention system. The applicant should provide a proposed maintenance schedule for the underground detention system during 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. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site. This shall also include the largest vehicle anticipated to traverse the drive through ATMs.
12. Proposed work within the Cross Street Right-of-Way will require a permit from the Michigan Department of Transportation (MDOT).
13. Existing water and sanitary services should be shown on the plans. Review and approval for the water and sanitary work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant should coordinate with YCUA regarding the existing water and sanitary service(s).
14. Review and approval of the Soil Erosion and Sedimentation Control Plan will be required from the Washtenaw County Water Resources Commissioner's Office to obtain a soil erosion and sedimentation control permit.

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

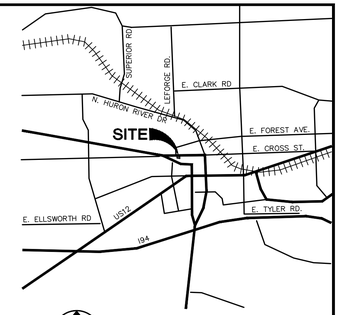
CC: Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
File

P:\0000_0100\SITE_YpsilantiCity\2022\0094221040_611_Cross_EMUCU\Site Plan\SP01\611_Cross_EMUCU_SP01.docx

EMU CREDIT UNION

CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

PUD SITE PLAN



VICINITY MAP
SCALE : NTS

PROPERTY ADDRESS
611 CROSS STREET
YPSILANTI, MI 48197

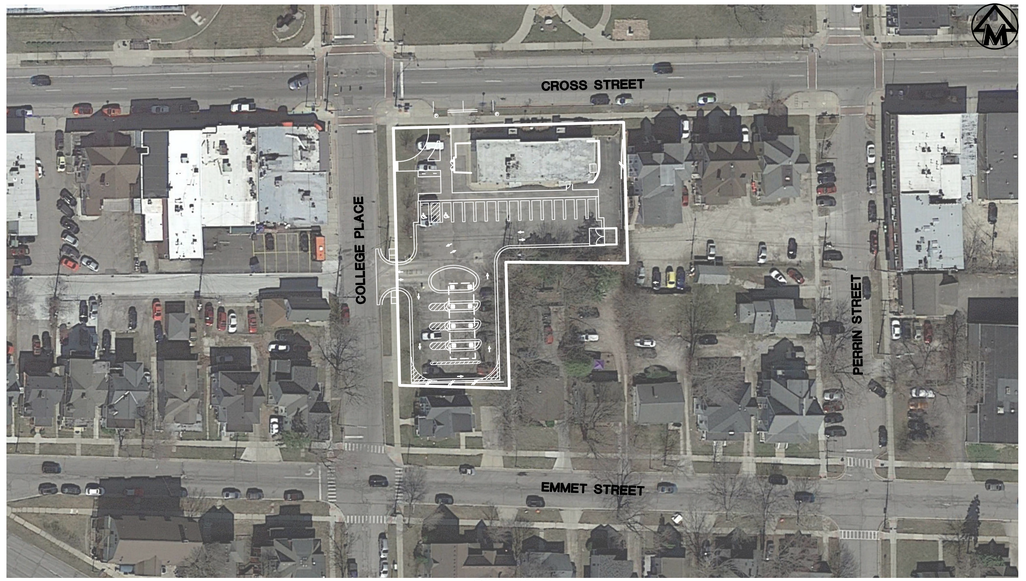
OWNER/APPLICANT
UNIVERSITY OF MICHIGAN CREDIT UNION
340 EAST HURON STREET
ANN ARBOR, MI 48104
CONTACT: DEANNE RAMOS
734-662-8200 x2760

ENGINEER/LANDSCAPE ARCH.
MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
CONTACT: CANDICE BRIERE
734-995-0200

ARCHITECT
HOBBS & BLACK ARCHITECTS
100 N. STATE STREET
ANN ARBOR, MI 48104
CONTACT: THOM PHILLIPS
734-663-4189

SITE DATA

	Existing		Allowed/ Required		Proposed	
Zoning						
Zoning District	C - Central		C - Central		PUD - Planned Unit Development	
Use	Vacant Building		Financial Services, Including Banks (No Drive-Through or Drive-In Facilities)		Credit Union with Remote ATM/ITM Facilities	
Permitted Building Types	SC - Single Story Commercial Building		AH, CS, CM, CL, MB		CL - Commercial/Mixed-Use Large	
Site Area	29,915	sf	(determined by building type)		29,915	sf
	0.69	ac	(determined by building type)		0.69	ac
Lot Width	184	ft	(determined by building type)		184	ft
Building						
Gross Floor Area	3,226	sf	NA	sf	307	sf proposed
					3,533	sf total
Lot Coverage	10.8	%	(determined by building type)		11.8	%
Frontage Buildout	50.5	%	(determined by building type)		57.4	%
Building Height	1	story	2	stories min.	1	story
Building Setbacks						
Front	14	ft Cross Street	(determined by building type)		14	ft Cross Street
	61	ft College Place			48	ft College Place
Side	30	ft (east)	(determined by building type)		30	ft (east)
Rear	62	ft (south)	(determined by building type)		62	ft (south)
Accessory Building (ATM/ITM Canopy)						
Building Footprint Area	NA	sf	800	sf max.	1,240	sf
Impervious Surface Coverage						
Open Space Area	6,440	sf	NA	sf	10,720	sf
	21.53	%	NA	%	35.83	%
Vehicular Parking						
Design Standards	Parking Space Dimensions: 9ft x 18ft Aisle Width: Varies		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft	
Setbacks	14	ft (north)	10	ft	60	ft (north)
	18	ft (west)			9.5	ft (west)
	3	ft (east)			7	ft (east)
	3	ft (south)			3	ft (south)
Required Parking	38	spaces	12	spaces	15	spaces
financial service, including banks			1 per 300 sf usable floor area, plus 2 stacking spaces for each drive-through transaction station 3,533 / 300 = 12 spaces			
Required Loading	0	space	0	space	0	space
office			0-99,999 sf - 0			
Bicycle Parking						
	0	spaces	1 per 5 vehicular parking spaces required; 2 minimum = 15 / 5 = 3 spaces		4	spaces



SITE MAP
SCALE : NTS

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	REMOVALS PLAN
04	DIMENSIONAL LAYOUT PLAN
05	GRADING AND SOIL EROSION CONTROL PLAN
06	UTILITY AND STORM WATER MANAGEMENT PLAN
07	LANDSCAPE PLAN
08	LANDSCAPE DETAILS
09	TREE PROTECTION PLAN
10	DETAILS
11	SESC DETAILS
12	PHOTOMETRIC PLAN
13	LIGHTING DETAILS
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR RENDERINGS

PROJECT NARRATIVE

UNIVERSITY OF MICHIGAN CREDIT UNION IS REQUESTING THE NECESSARY APPROVALS AND PERMITS TO ALLOW FOR A PROPOSED RE-USE PROJECT AT 611 W CROSS STREET. THE SITE IS CURRENTLY VACANT AND INCLUDES AN EXISTING BUILDING OF APPROXIMATELY 3,226 SF, AS WELL AS THE ASSOCIATED ACCESS DRIVES AND PARKING AREAS. THE PROPOSED PROJECT INCLUDES INTERIOR RENOVATIONS AND A 307 SF ADDITION TO THE EXISTING BUILDING, AS WELL AS PAVEMENT IMPROVEMENTS AND LANDSCAPING ENHANCEMENTS FOR USE AS A CREDIT UNION WITH REMOTE ATM/ITM FACILITIES.

THE EXISTING SITE IS 0.69 ACRE IN SIZE AND IS ZONED C: CENTRAL. THE PROJECT IS PROPOSED AS A PLANNED UNIT DEVELOPMENT TO ACCOMMODATE THE PROPOSED ATM/ITM FACILITIES AND EXISTING BUILDING TYPE WHICH ARE NOT CURRENTLY PERMITTED IN THE C ZONING DISTRICT. THE EXISTING BUILDING WILL REMAIN AND WILL UNDERGO RENOVATIONS TO ACCOMMODATE THE PROPOSED CREDIT UNION. A SMALL BUILDING ADDITION IS PROPOSED FOR THE WEST SIDE OF THE BUILDING TO PROVIDE FOR A VESTIBULE AREA ORIENTED TOWARD THE INTERSECTION. SITE WORK WILL INCLUDE NEW ASPHALT PAVEMENT IN THE PARKING AREAS, AN UNDERGROUND STORMWATER MANAGEMENT SYSTEM, AND INSTALLATION OF ADDITIONAL LANDSCAPING, INCLUDING DECIDUOUS, EVERGREEN, AND ORNAMENTAL TREE PLANTINGS, AND SHRUBS.

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 IS BEING PROVIDED AS PART OF THE PROPOSED SITE IMPROVEMENTS TO HELP MANAGE STORMWATER RUNOFF. ACCESS TO THE SITE WILL BE PROVIDED VIA ONE EXISTING CURB CUT ON COLLEGE PLACE. THE EXISTING CURB CUT ON W CROSS STREET WILL BE REMOVED AS PART OF THE PROPOSED PROJECT.

THE PROPOSED PUD IS PROVIDING THE FOLLOWING PUBLIC BENEFITS AS PART OF THIS PROJECT:
- A PEDESTRIAN PLAZA WITH BIKE HOOPS AND EXTENSIVE LANDSCAPING WILL BE PROVIDED TO ENHANCE THE INTERSECTION AT W CROSS STREET AND COLLEGE PLACE.
- THE EXISTING CURB CUT ON W CROSS STREET WILL BE VACATED, THEREBY PROVIDING FOR IMPROVED PEDESTRIAN ACCESS TO THE SITE AND SAFER PEDESTRIAN CONNECTIVITY ALONG W CROSS STREET. REMOVING THE CURB CUT ALSO ALLOWS FOR INSTALLATION OF THREE ADDITIONAL METERED ON-STREET PARKING SPACES IN W CROSS STREET.
- THE CREDIT UNION PARKING LOT WILL BE MADE AVAILABLE FOR USE BY NEIGHBORING BUSINESSES DURING EVENINGS AND WEEKENDS (OUTSIDE OF THE CREDIT UNION'S NORMAL BUSINESS HOURS).
- THE TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE SITE WILL BE REDUCED BY OVER 14%, AND AN UNDERGROUND DETENTION SYSTEM WILL BE PROVIDED TO MANAGE STORMWATER RUNOFF ON THE SITE.
- THE EXISTING BUILDING, WHICH IS OVER 55 YEARS OLD, WILL BE RENOVATED AND REUSED TO REACTIVATE AND ENHANCE THIS SEGMENT OF THE CROSS STREET CORRIDOR.

DEVIATIONS REQUESTED AS PART OF THE PROPOSED PUD INCLUDE THE FOLLOWING:
- REMOTE ATM/ITM FACILITIES ARE INCLUDED AS PART OF THE PROPOSED PROJECT.
- THE EXISTING ONE-STORY BUILDING DOES NOT MEET THE MINIMUM HEIGHT REQUIRED FOR COMMERCIAL/MIXED-USE LARGE BUILDINGS (2 STORIES).
- THE EXISTING BUILDING, INCLUDING THE PROPOSED ADDITION, DOES NOT MEET THE MINIMUM FRONTAGE BUILDOUT REQUIRED FOR COMMERCIAL/MIXED-USE LARGE BUILDINGS (90%).
- THE BUILDING ENTRANCE IS BEING REORIENTED TOWARD THE PEDESTRIAN PLAZA NEAR THE NORTHWEST CORNER OF THE SITE, AND THE BUILDING WILL NO LONGER HAVE DIRECT ACCESS ALONG W CROSS STREET.
- THE REMOTE ATM/ITM FACILITIES ALLOW FOR LIVE INTERACTION WITH TELLERS INSIDE THE CREDIT UNION BUILDING AND WILL PRODUCE SOUND DURING NORMAL BUSINESS HOURS. OUTSIDE OF THE CREDIT UNION'S NORMAL OPERATING HOURS, THE ATM/ITM FACILITIES FUNCTION SIMILARLY TO A STANDARD ATM WITH LITTLE/NO SOUND PRODUCTION.
- THE CANOPY OVER THE PROPOSED ATM/ITM FACILITIES EXCEEDS THE MAXIMUM PERMITTED BUILDING FOOTPRINT FOR ACCESSORY BUILDINGS (800 SF).

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.

EMU CREDIT UNION

JOB No. **22053**

REVISIONS:	REV. DATE
UPDATED PROJECT NARRATIVE	04/29/22
REVISED PER CITY REVIEW	05/13/22

DATE: 04/20/2022
SHEET 01 OF 16
CADD: CMB
ENG: TPH
PM: TPH
TECH: CTS
/22053CV1

01

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	04/20/2022
SITE PLAN SUBMITTAL TO CITY	04/29/2022
SITE PLAN SUBMITTAL TO CITY	05/13/2022

P.E. #

M:\Civil34_Pre\22053\Site Plan\22053CV1.dwg, 5/13/2022 11:45 AM, Candice M. Briere, 01 COVER SHEET, MCLLC PDF.pc3
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M:\Civil3d_Proj\22053\Site Plan\22053EX1.dwg, 5/13/2022 11:45 AM, Candice M. Briere, 02 EXISTING CONDITIONS PLAN, MCLLC PDF.pc3
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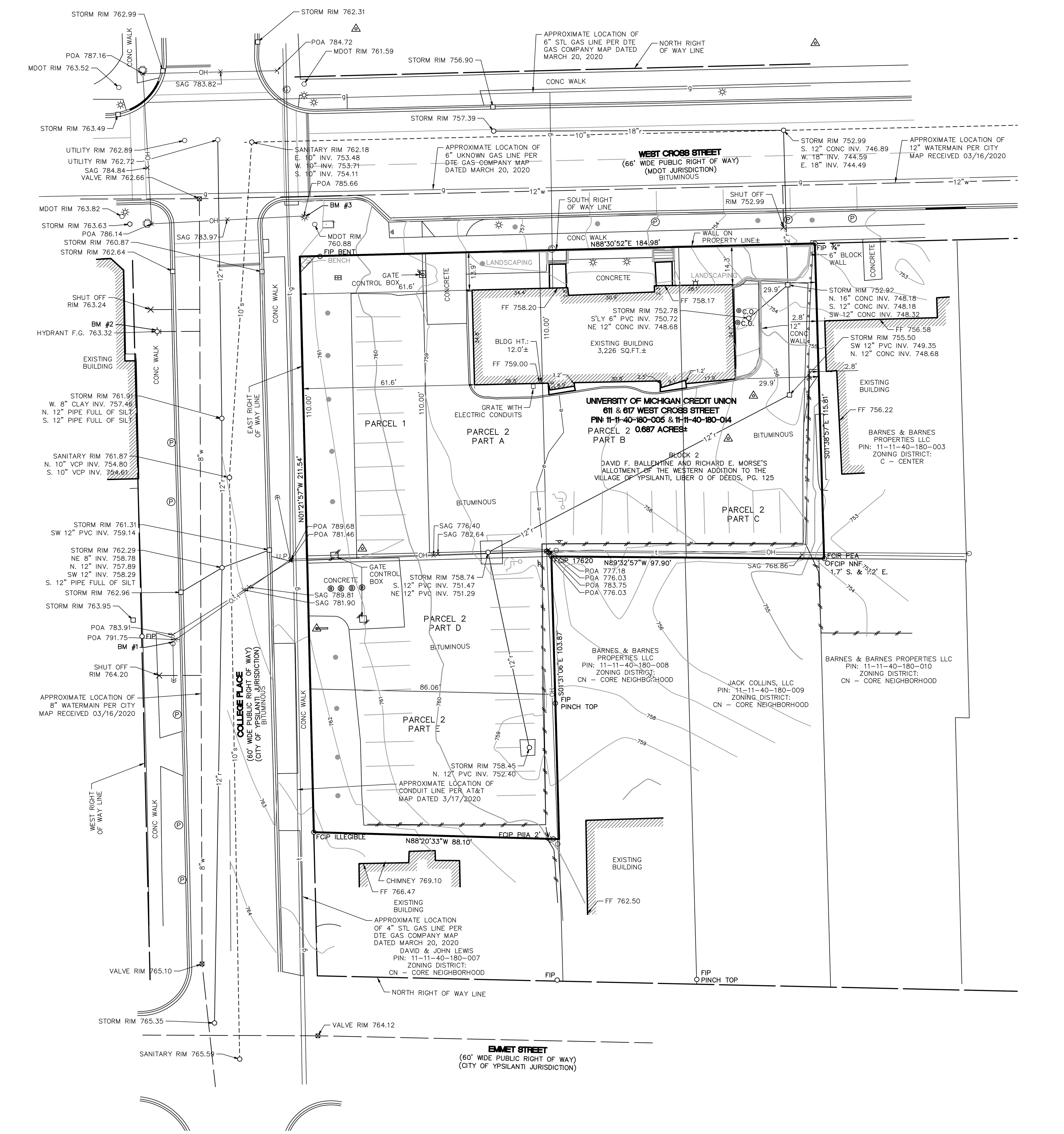

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NOTES

1. THE BASE SURVEY WAS PREPARED BY ATWELL IN MARCH 2020.
2. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD88.
3. THE SITE SHOWN HEREIN IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 26161C0426E, DATED APRIL 3, 2012.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

   THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. PARKING STRIPING WAS EXTREMELY FADED AT TIME OF SURVEY. PARKING STRIPING SHOWN IS APPROXIMATE PER AERIAL IMAGERY.

LEGAL DESCRIPTION

SCHEDULE A DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 84528 REV. 1, EFFECTIVE DATE: JUNE 25, 2018:

PARCEL 1
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CROSS STREET WITH THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET), AS NOW LOCATED, RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET) 110 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF CROSS STREET 44 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET) 110 FEET TO THE SOUTH LINE OF CROSS STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF CROSS STREET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 1, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, AND A PART OF FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

PARCEL 2
PART A: COMMENCING AT A POINT ON THE SOUTH LINE OF CROSS STREET 44 FEET EAST OF THE SOUTHEAST CORNER OF CROSS AND BROWER STREET AS NOW LOCATED AND RUNNING THENCE EASTERLY 42 FEET MORE OR LESS TO LAND OF SEYMOUR; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SEYMOUR'S LAND 110 FEET; THENCE WEST IN A LINE PARALLEL WITH CROSS STREET 42 FEET MORE OR LESS TO LANDS OF GEORGE J. ZWERGLE; THENCE NORTH 110 FEET TO THE PLACE OF BEGINNING, BEING PART OF LOT 1, BLOCK 2 OF DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSLLANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS;

PART B: LOT 2, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, EXCEPTING ALL THAT PART OF SAID LOT CONVEYED OFF THE NORTH END THEREOF BY MICHAEL CASEY TO THE CITY OF YPSILANTI BY DEED DATED JUNE 4, 1858, AND RECORDED IN
LIBER 44 OF DEEDS, PAGE 8, WASHTENAW COUNTY RECORDS.

PART C: LOT 3, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, EXCEPT THAT PART THEREOF LYING NORTH OF A LINE DRAWN FROM A POINT 65 LINKS SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK EASTERLY TO A POINT 47 LINKS SOUTH OF THE NORTHEAST CORNER OF LOT 6 IN SAID BLOCK DEEDED TO THE CITY OF YPSILANTI FOR STREET PURPOSES BY DEED RECORDED IN LIBER 44, PAGE 7, WASHTENAW COUNTY RECORDS.

PART D: COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CROSS STREET AND COLLEGE PLACE, AS NOW LAID OUT AND USED, FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTHERLY 110.00 FEET ALONG THE EAST LINE OF COLLEGE PLACE FOR A PLACE OF BEGINNING, SAID POINT BEING 151.64 FEET NORTH OF THE NORTHEAST CORNER OF THE INTERSECTION OF COLLEGE PLACE AND EMMET STREET, AS NOW LAID OUT AND USED, THENCE EASTERLY DEFLECTING 89052' TO THE LEFT 88.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF CROSS STREET; THENCE SOUTHERLY DEFLECTING 89°52' TO THE RIGHT 53.28 FEET PARALLEL WITH THE EASTERLY LINE OF COLLEGE PLACE; THENCE WESTERLY DEFLECTING 93°09' TO THE RIGHT 88.00 FEET PARALLEL WITH THE NORTHERLY LINE OF EMMET STREET; THENCE NORTHERLY DEFLECTING 86°51' TO THE RIGHT 48.64 FEET ALONG THE EASTERLY LINE OF COLLEGE PLACE TO THE PLACE OF BEGINNING, BEING A PART OF SAID FRENCH CLAIM NO. 691 AND A PART OF LOTS 1 AND 7, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS.

PART E: COMMENCING AT A POINT 50 FEET NORTH OF THE NORTHEAST CORNER OF EMMET AND BROWER STREET, AND RUNNING THENCE EAST 88 AND 26/100 FEET ON A LINE PARALLEL WITH EMMET STREET; THENCE NORTH 53 FEET PARALLEL WITH BROWER STREET; THENCE WEST ON A LINE PARALLEL WITH EMMET STREET TO BROWER STREET; THENCE SOUTH ALONG THE EAST LINE OF BROWER STREET, 53 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 7, BLOCK 2, MORSE AND BALLENTINE'S ALLOTMENT OF THE WESTERN ADDITION TO THE CITY OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, AND A PART OF FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

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

SCALE: 1" = 20'
0 20 40 60

LEGEND

Symbol	Description
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.	EXIST. POST INDICATOR VALVE
fdc	EXIST. 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
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
G	GUTTER
T/W	TOP OF WALK
	C/L OF DITCH
	DRAINAGE DIRECTION
T	ENCLOSED TRASH AREA
	SIGN
RR	RAILROAD CROSSING SIGN
pm	PARKING METER
MAIL	MAILBOX
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
	POST
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	SECTION CORNER
S	SET IRON PIPE
F	FOUND IRON PIPE
S	SET MONUMENT
F	FOUND MONUMENT
spk	SET P.K.
FPK	FOUND P.K.
S	SET IRON ROD
FIR	FOUND IRON ROD
	CONTROL PT.

BENCHMARKS

BM #1: MAG NAIL IN UTILITY POLE IN WEST RIGHT OF WAY OF COLLEGE PLACE
ELEVATION: 764.38 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF COLLEGE PLACE
ELEVATION: 765.42 (NAVD88)

BM #3: BOLT ON LIGHT POLE BASE IN SOUTH RIGHT OF WAY OF CROSS STREET
ELEVATION: 762.07 (NAVD88)

GENERAL SOILS DESCRIPTION

BASED ON SOIL SURVEY OF WASHTENAW COUNTY MICHIGAN

StB – ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

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100 N. STATE STREET
ANN ARBOR, MI 48104
THOM PHILLIPS

EMU CREDIT UNION

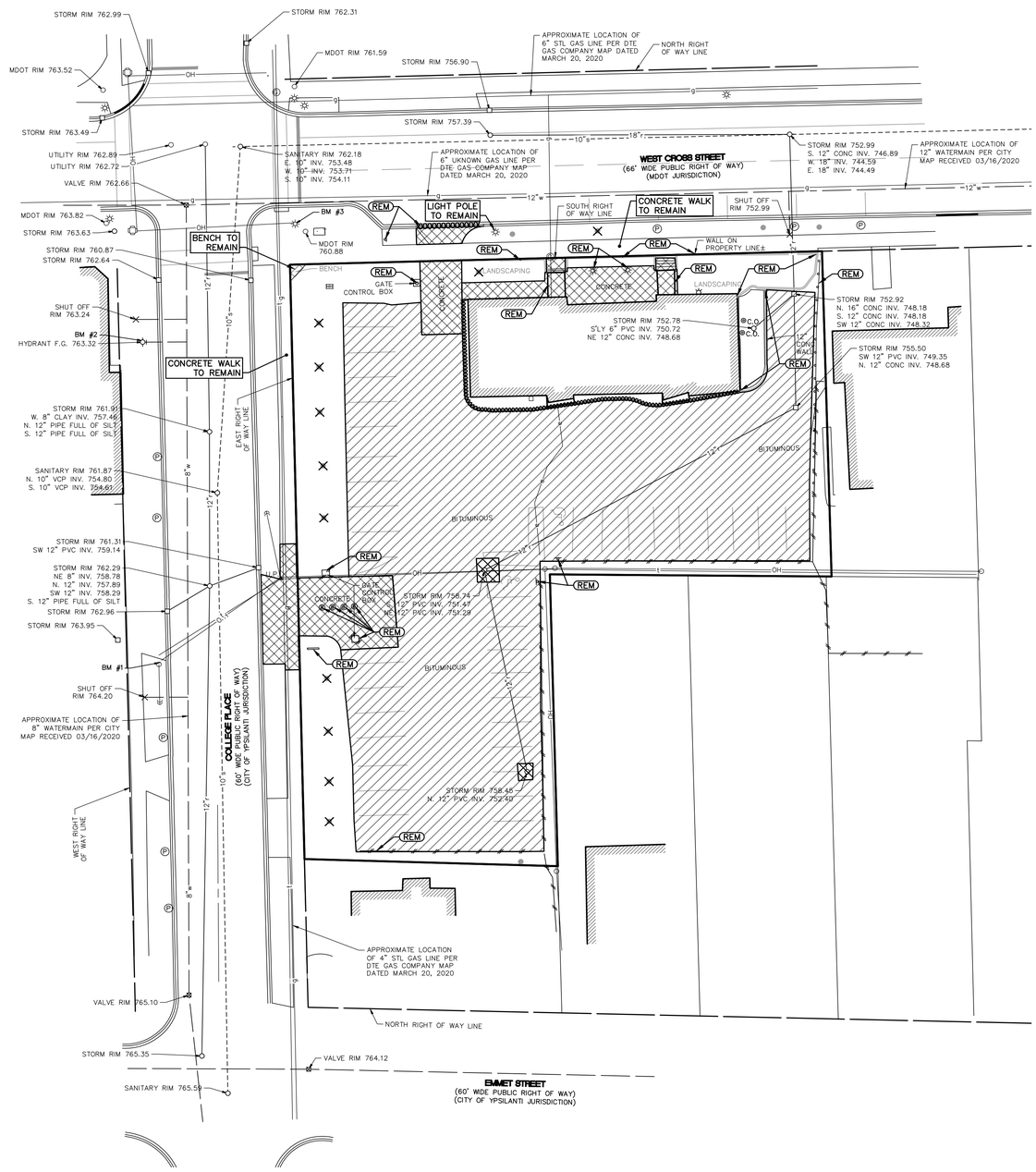
PUD SITE PLAN
EXISTING CONDITIONS PLAN

02

DATE: 04/20/2022
SHEET 02 OF 16
CADD: CMB
ENG: TPH
PM: TPH
TECH: CTS
SITE PLAN/22053EX1

JOB No. 22053

REVISIONS:	REV. DATE
UPDATED PROJECT NARRATIVE	04/29/22
REVISED PER CITY REVIEW	05/13/22



NOTES

1. THE BASE SURVEY WAS PREPARED BY ATWELL IN MARCH 2020.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING OR RELOCATING ANY SITE FEATURES ACCORDING TO PLAN OR AS APPROPRIATE TO FACILITATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
4. ANY ITEM NOT INDICATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION. ANY SUCH ITEM THAT IS REMOVED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE REQUIRED STANDARD AT THE CONTRACTOR'S EXPENSE.
5. ALL CONCRETE AND ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW CUT TO THE FULL DEPTH OF PAVEMENT. THE CONTRACTOR SHALL TAKE CARE TO MAINTAIN A CLEAN EDGE OF PAVEMENT.
6. PRIOR TO REMOVING, RELOCATING, OR PERFORMING ANY WORK ON A UTILITY, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
7. REMOVAL OF EXISTING LANDSCAPING SHALL INCLUDE STUMPS.
8. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN LEGALLY DESIGNATED DISPOSAL AREA.
9. ALL WORK SHALL COMPLY WITH CURRENT CITY OF YPSILANTI STANDARDS.

Know what's below. Call before you dig.

SCALE: 1" = 20'

0 20 40 60

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
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	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
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s	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
G	GUTTER
T/W	TOP OF WALK
	C/L OF DITCH
	DRAINAGE DIRECTION
T	ENCLOSED TRASH AREA
	SIGN
RR	RAILROAD CROSSING SIGN
pm	PARKING METER
MBX	MAILBOX
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
scb	SPRINKLER CONTROL BOX
g	GAS METER
gm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
ped	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX
	POST
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	SECTION CORNER
S	SET IRON PIPE
F	FOUND IRON PIPE
S	SET MONUMENT
F	FOUND MONUMENT
spk	SET P.K.
FPK	FOUND P.K.
S	SET IRON ROD
FIR	FOUND IRON ROD
	CONTROL PT.
	CONCRETE TO BE REMOVED
	BITUMINOUS TO BE REMOVED
	UTILITY TO BE ABANDONED
	CURB TO BE REMOVED
	TREE TO BE REMOVED
REL	ITEM TO BE RELOCATED
REM	ITEM TO BE REMOVED

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M:\Civil34_Proj\22053\Site Plan\22053SW1.dwg, 5/13/2022 11:45 AM, Cedric W. Brier, 03 REMOVALS PLAN, MCLLC PDF.pc3
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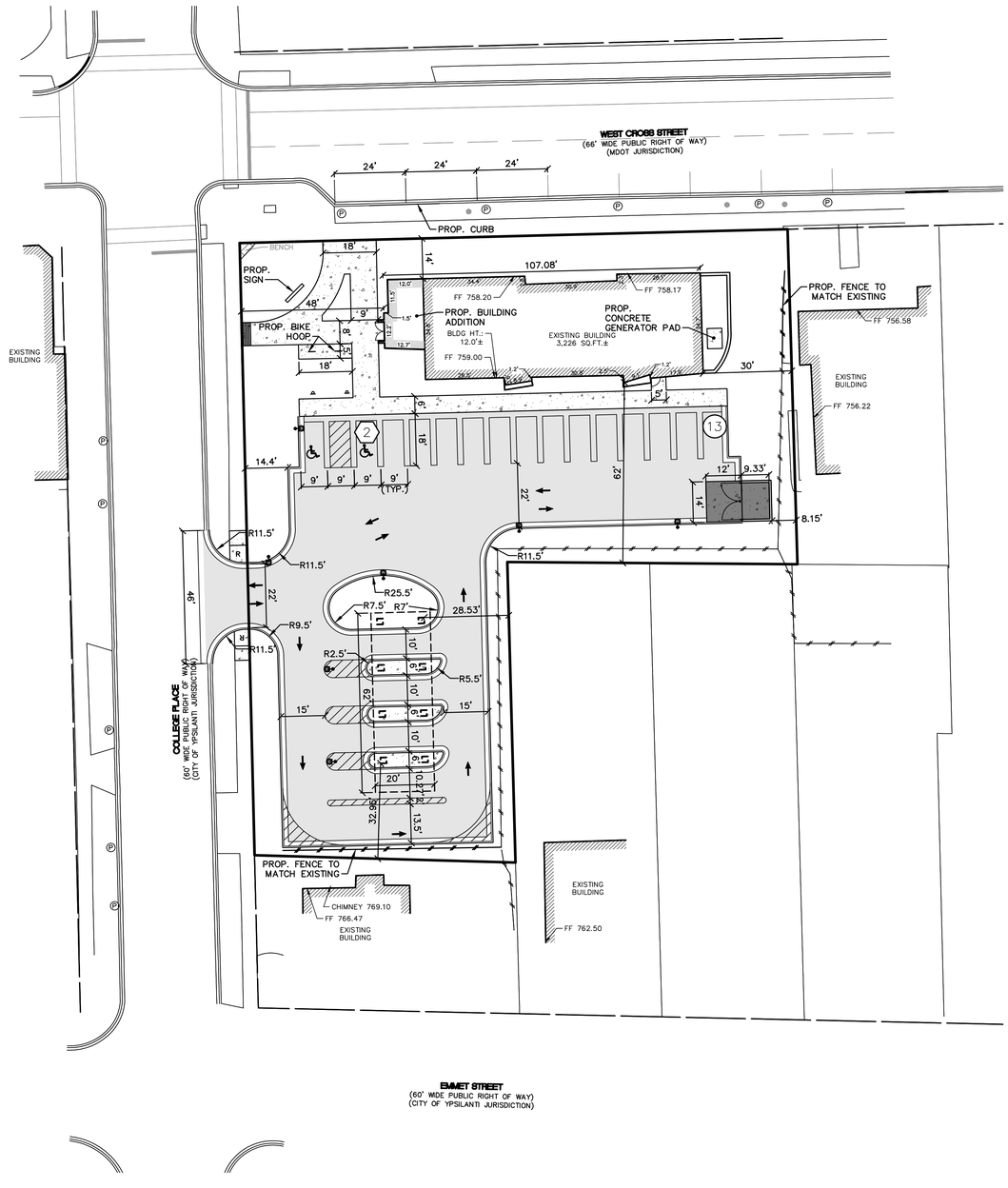
PUD SITE PLAN
REMOVALS PLAN

03

JOB No. 22053

REVISIONS:
1 UNDER PROJECT WARRANTIE 04/20/22
REVISED PER CITY REVIEW 05/13/22

DATE: 04/20/2022
SHEET 03 OF 16
CADD: CMB
ENG: TPH
PM: TPH
QC: TPH
SITE PLAN/22053SM1



NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE AUTHORITY HAVING JURISDICTION.
2. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS REGARDING THE SCOPE OF WORK FOR THE BUILDING ELEVATIONS, INTERIORS, AND APPURTENANCES.
3. ALL DIMENSIONS ARE MEASURED TO THE PAIL LINE OR FACE OF CURB UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER PRIOR TO COMMENCING WORK SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.

SCALE: 1" = 20'

0 20 40 60

Know what's below. Call before you dig.

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
- R — BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- PROP. SIGN
- PROP. SINGLE LIGHT
- PROP. PARKING METER

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PUD SITE PLAN
DIMENSIONAL LAYOUT PLAN

04

DATE: 04/20/2022
SHEET 04 OF 16
CADD: CMB
ENG: TPH
PM: TPH
REVIEW: TPH
SITE PLAN/22053SP1

JOB No. 22053

REVISIONS:	REV. DATE
INITIAL PROJECT WARRANTIE	04/20/22
REVISED PER CITY REVIEW	05/13/22

M:\Civil3d_Proj\22053\Site Plan\22053SP1.dwg, 5/13/2022 11:45 AM, Candice M. Briere, 04 DIMENSIONAL LAYOUT PLAN, MCLLC PDF.pc3
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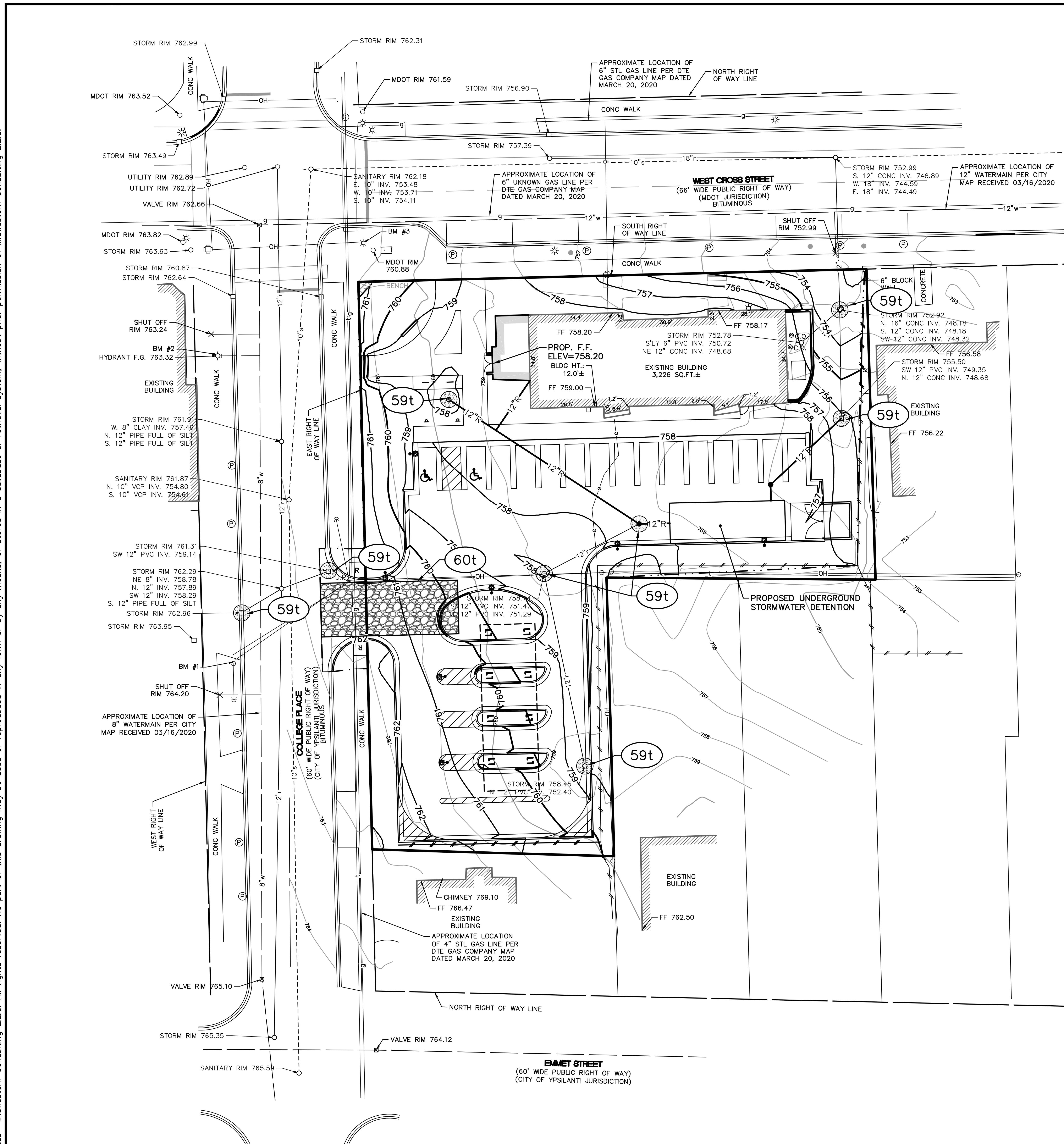

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NOTES

1. GRADES AT ADA ACCESS AISLES AND BARRIER FREE PARKING STALLS SHALL NOT EXCEED 2.0% SLOPE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE DURING AND AFTER CONSTRUCTION, AND NO ADVERSE IMPACTS WILL OCCUR TO NEIGHBORING PROPERTIES DURING OR AFTER COMPLETION OF CONSTRUCTION.
3. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
4. ALL DISTURBED AREAS TO BE RESTORED AS NOTED ON PLAN.

SESC 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.

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.

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

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

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

OPERATION TIME SCHEDULE – BEGINNING OCTOBER 2022

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

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

SCALE: 1" = 20'

0 20 40 60

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
- REDUCER
- EXIST. BLOW-OFF
- PROP. BLOW-OFF
- POST INDICATOR VALVE
- POST INDICATOR VALVE
- THRUST BLOCK
- PROP. KNOXBOX
- EXIST. FIRE DEPARTMENT CONNECTION
- PROP. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- PROP. ROOF DRAIN
- END SECTION
- HEAD WALL
- CULVERT
- 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
- SILTFENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- FF FINISH FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- BFF BASEMENT FINISH FLOOR ELEVATION

BENCHMARKS

BM #1: MAG NAIL IN UTILITY POLE IN WEST RIGHT OF WAY OF COLLEGE PLACE
ELEVATION: 764.38 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF COLLEGE PLACE
ELEVATION: 765.42 (NAVD88)

BM #3: BOLT ON LIGHT POLE BASE IN SOUTH RIGHT OF WAY OF CROSS STREET
ELEVATION: 762.07 (NAVD88)

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PUD SITE PLAN

GRADING AND SOIL EROSION CONTROL PLAN

05

DATE: 04/20/2022
SHEET 05 OF 16
CADD: CMB
ENG: TPH
PM: TPH
TECH: CTS
SITE PLAN/22053GP1

JOB No. 22053

REVISIONS:	REV. DATE
UPDATED PROJECT NARRATIVE	04/29/22
REVISED PER CITY REVIEW	05/13/22

M:\Civil3d_Proj\22053\Site Plan\22053GP1.dwg, 5/13/2022 11:45 AM, Candice M. Briere, 05 GRADING AND SOIL EROSION CONTROL PLAN, MCLLC PDF.pc3
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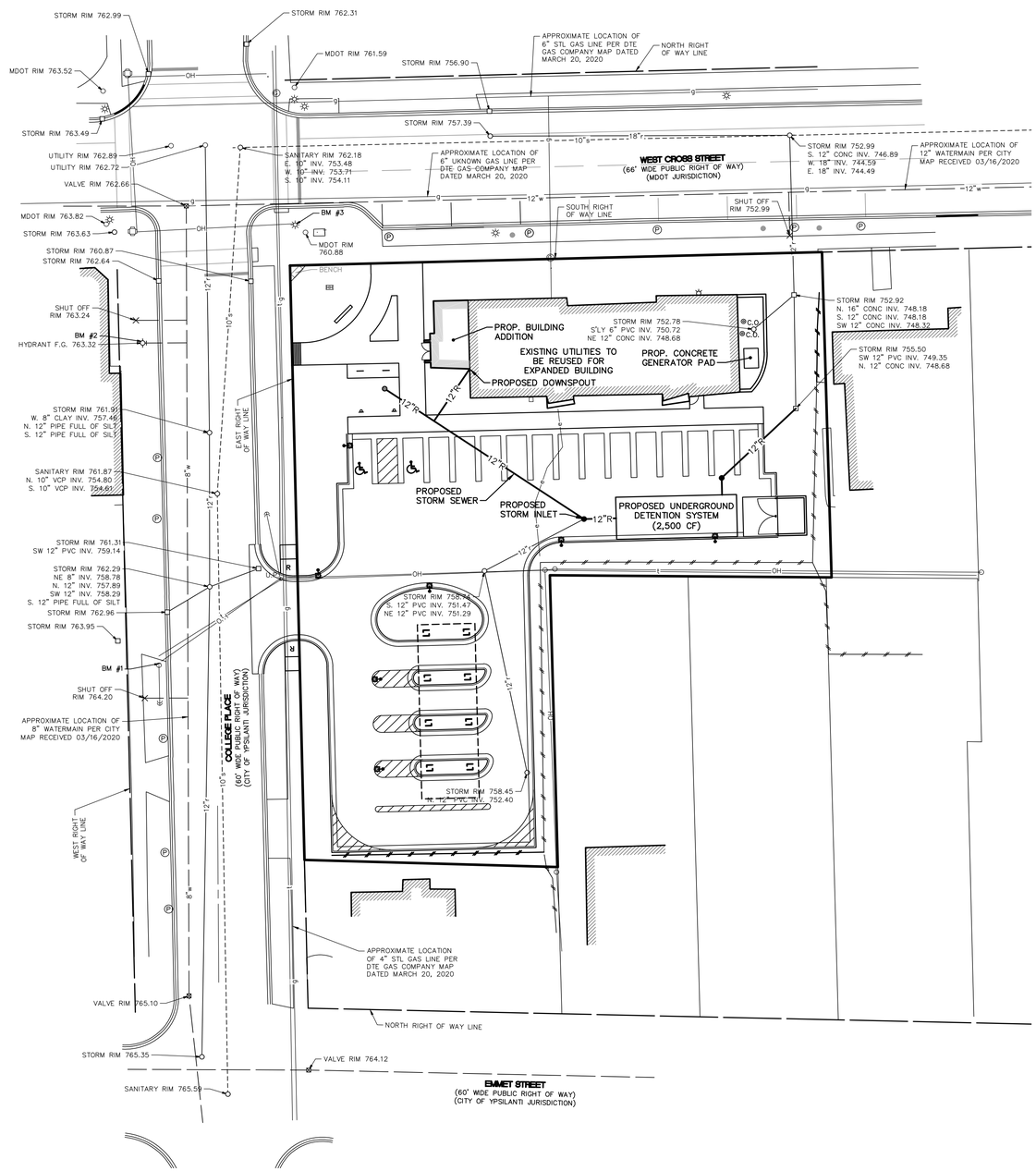

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STORM WATER NARRATIVE

THE EXISTING DEVELOPED SITE GENERALLY DRAINS FROM WEST TO EAST. STORM RUNOFF FLOWS ACROSS PAVED AREAS AND INTO ON-SITE DRAINAGE STRUCTURES AND IS THEN CONVEYED THROUGH UNDERGROUND SEWER TO THE NORTHEAST AND DISCHARGED INTO THE CITY STORM SEWER IN CROSS STREET. THERE ARE NO EXISTING STORM WATER DETENTION OR STORM WATER QUALITY FACILITIES.

THE SITE INCLUDES IMPERVIOUS AREAS AMOUNTING TO ROUGHLY 23,793 SF (±0.55 AC). THE PROPOSED DEVELOPMENT AIMS TO REDUCE THE TOTAL IMPERVIOUS SURFACE AREA TO 20,041 SF (±0.46 AC). CITY STANDARDS FOR STORM WATER MANAGEMENT REQUIRE DETENTION TO BE PROVIDED FOR ANY INCREASE IN IMPERVIOUS SURFACES. THEREFORE WITH A REDUCTION IN IMPERVIOUS SURFACE AREA DETENTION IS NOT REQUIRED FOR THE PROJECT. HOWEVER, TO HELP IMPROVE DOWNSTREAM FLOW RATES IN CITY STORM SEWER AND PROVIDE WATER QUALITY IMPROVEMENTS THE PROJECT IS PROPOSING AN UNDERGROUND DETENTION SYSTEM TO CAPTURE AND DETAIN VOLUME EQUAL TO 1 INCH OF RAINFALL OVER THE ENTIRE SITE (FIRST FLUSH VOLUME). THIS WILL REDUCE PEAK FLOW RATES INTO THE CITY STORM SEWER AND IMPROVE THE QUALITY OF WATER LEAVING THE SITE AS SEDIMENTS WILL HAVE AN OPPORTUNITY TO SETTLE AND BE REMOVED FROM THE DETENTION SYSTEM PERIODICALLY.

STORM WATER MANAGEMENT SYSTEM IMPROVEMENTS WILL INCLUDE THE UNDERGROUND DETENTION SYSTEM, AN ADDITIONAL DRAINAGE STRUCTURE, AND A BUILDING DOWNSPOUT CONNECTION TO THE ON-SITE SYSTEM.

DETENTION CALCULATIONS

EXISTING TOTAL IMPERVIOUS AREA = 23,793 SF
PROPOSED TOTAL IMPERVIOUS AREA = 20,041 SF

THEREFORE ON-SITE DETENTION IS NOT REQUIRED.

TOTAL SITE AREA = 29,915 SF
1 INCH OF RAINFALL = 0.083 FT
0.083 FT x 29,915 SF = 2,493 CF

PROPOSED DETENTION SYSTEM TO PROVIDE ±2,500 CF OF STORAGE

SCALE: 1" = 20'

0 20 40 60

Know what's below. Call before you dig.

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
W	WELL
	EXIST. SPRINKLER HEAD
gfc	EXIST. GAS FILLER CAP
vcs	EXIST. VEHICLE CHARGING STATION
VCS	PROP. VEHICLE CHARGING STATION

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PUD SITE PLAN
UTILITY AND STORM WATER MANAGEMENT PLAN

06

JOB No. 22053

REVISIONS:

REV.	DATE	
1	04/20/22	UPDATED PROJECT NARRATIVE
2	05/13/22	REVISED PER CITY REVIEW

DATE: 04/20/2022
SHEET 06 OF 16
CADD: CMB
ENG: TPH
PM: TPH
QC: TPH
SITE PLAN/22053UP1

M:\Civil\Eng\22053\Site Plan\22053UP1.dwg, 5/13/2022 11:46 AM, Cardice M. Brice, 06 UTILITY PLAN AND STORM WATER MANAGEMENT, MCLLC PDF.pc3
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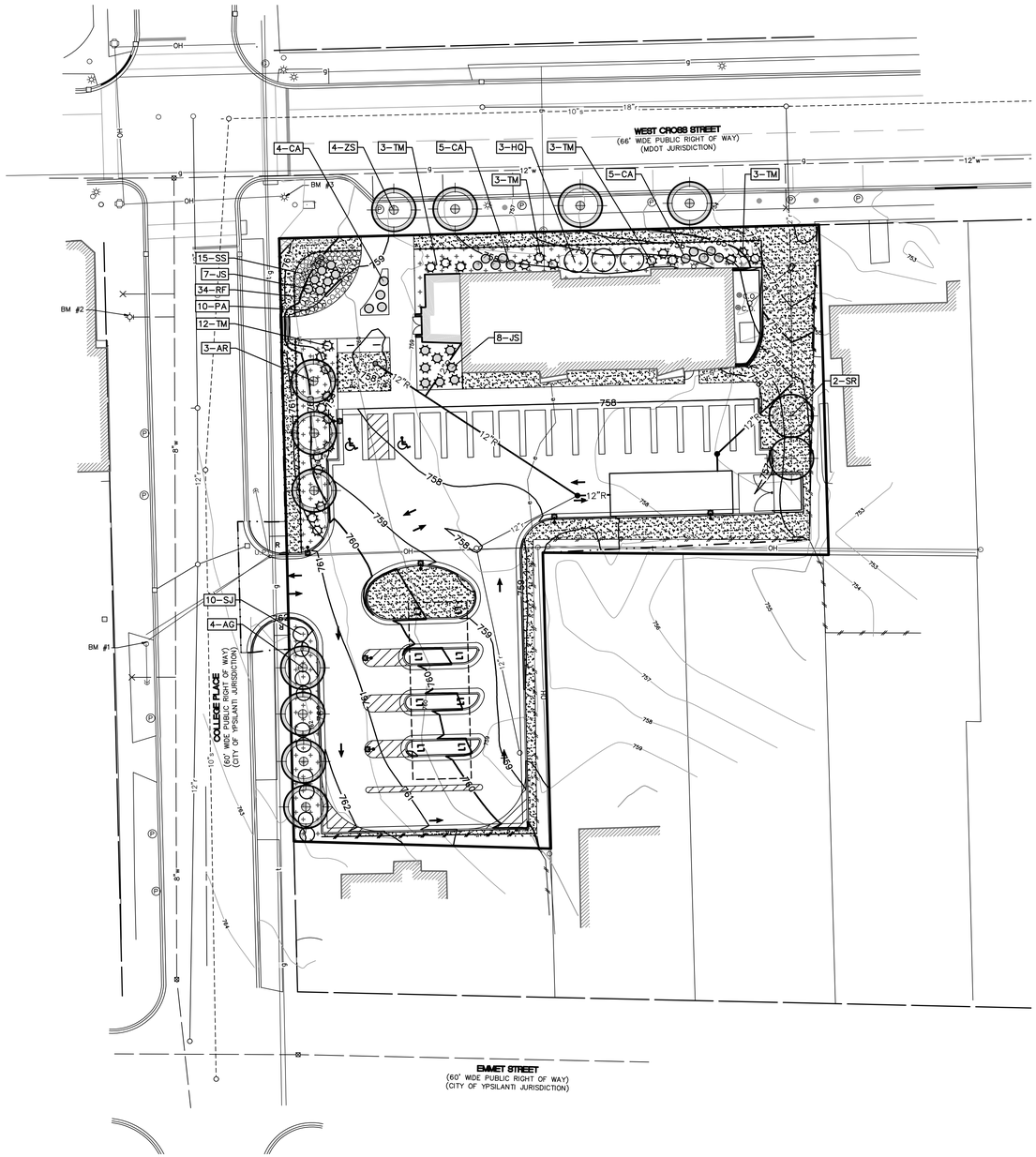

LANDSCAPE LEGEND

- PROPOSED ORNAMENTAL TREE (FOUNDATION)
- PROPOSED CANOPY TREE (PARKING)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED CANOPY TREE (STREET TREE)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED PERENNIAL/ANNUAL BED
- PROPOSED LAWN AREA
- PROPOSED EDGING
- PERENNIAL / ORNAMENTAL GRASS

SCALE: 1" = 20'

0 20 40 60

Know what's below. Call before you dig.

LANDSCAPE REQUIREMENTS

	Allowed/ Required	Proposed
Site Landscaping		
	10% site area, 2,992sf	10%, 3,196 sf provided
Foundation Landscaping		
	single story commercial bldg 6 shrubs/30lf bldg frontage; 4ft depth College - 36lf/30 = 12 shrubs required Cross - 94/30 = 24 shrubs required	College - 12 shrubs provided, perennial planting bed Cross - 25 shrubs provided, perennial planting bed
Vehicle Use Area		
Interior islands	160sf per island; 9 ft wide min.	1 island provided; no tree due to drive thru canopy and overhead utilities
Interior island trees	1 tree per 8 parking spaces 15 spaces / 8 = 2 trees required	2 trees provided
ROW screening	parking viewed from ROW - screening, 80% opacity; 3ft min / 4ft max	10 evergreen shrubs, 12 deciduous shrubs proposed
Street trees		
	1 tree per 30lf; College - 212/30 = 7 trees required, Cross - 185/30 = 7 trees required	College - 7 proposed trees; Cross - 3 trees to remain, 4 proposed trees
Outdoor refuse		
	80% opacity gate, 3-sided wall 1ft higher than dumpster	1 trash enclosure provided
Conflicting Land Use Screening		
When non-residential adjacent to residential use	6ft screening - wall/fence with 80% opacity; evergreen shrubs	proposed 6 ft fence to south and extending to north along eastern property boundary by building; Existing fence to remain to east

PLANT SCHEDULE

Qty	Symbol	Botanical Name	Common Name	Size	Cont	Spacing	Notes
Street Trees							
3	AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2.5 " cal	B&B	20' o.c.	
4	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5 " cal	B&B	As Shown	
4	ZS	Zelkova serrata	Japanese Zelkova	2.5 " cal	B&B	As Shown	
Parking Island Trees							
2	SR	Syringa reticulata	Japanese Lilac Tree	2.5 " cal	B&B	As Shown	
Parking ROW Screening							
5	CA	Ceanothus americanus	New Jersey Tea	24" ht	Cont.		
10	SJ	Spiraea japonica 'Goldmound'	Goldmound Spirea	24" ht	Cont.		
18	TM	Taxus x media 'Fairview'	Fairview Yew	24" ht	B&B	4-5' o.c.	
Foundation Landscaping/Site Landscaping							
14	CA	Ceanothus americanus	New Jersey Tea	24" ht	Cont.	3' o.c.	
3	HQ	Hydrangea quercifolia 'Flemygea'	Snow Queen Oakleaf Hydrangea	36" ht	Cont	8' o.c.	Specimen
10	PA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	18" ht	Cont	36" o.c.	
15	JS	Juniperus sabina 'Monard'	Moor-Dense Juniper	18" wd	Cont.	4' o.c.	
34	RF	Rudbeckia fulgida var. sulivantii	Little Goldstart Dwarf Orange Coneflower		Cont	18" o.c.	
15	SS	Sedum spectabile 'Neon'	Neon Sedum		Cont	18" o.c.	
12	TM	Taxus x media 'Fairview'	Fairview Yew	24" ht	B&B	4-5' o.c.	

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M:\Civil\Ap-Pro\22053\Site Plan\22053LP1.dwg, 5/13/2022 11:46 AM, Cardice W. Brice, 07 LANDSCAPE PLAN, WCLC PDF.pc3
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THOM PHILLIPS

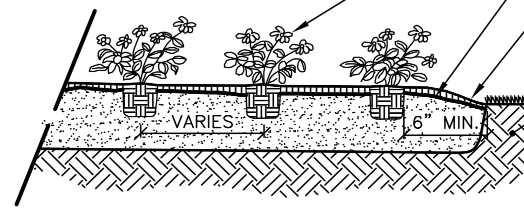
EMU CREDIT UNION
PUD SITE PLAN
LANDSCAPE PLAN

07

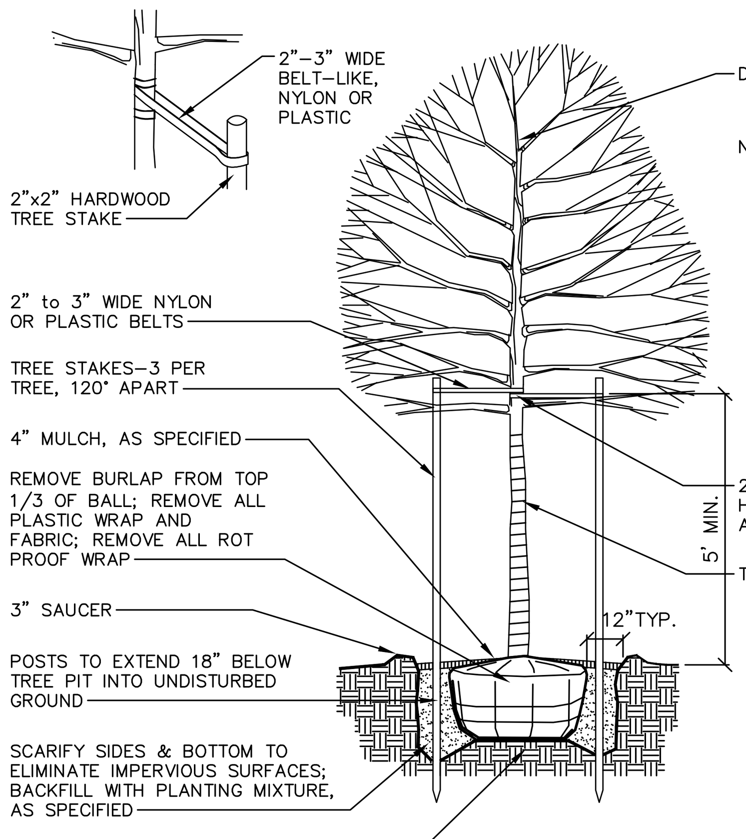
JOB No. 22053

REVISIONS:	REV. DATE
UNDER PROJECT NARRATIVE	04/20/22
REVISED PER CITY REVIEW	05/13/22

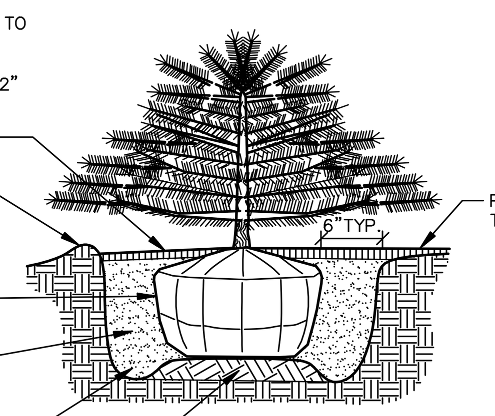
DATE: 04/20/2022
SHEET 07 OF 16
CADD: CMB
ENG: TPH
PM: TPH
QC: TPH
SITE PLAN/22053LP1



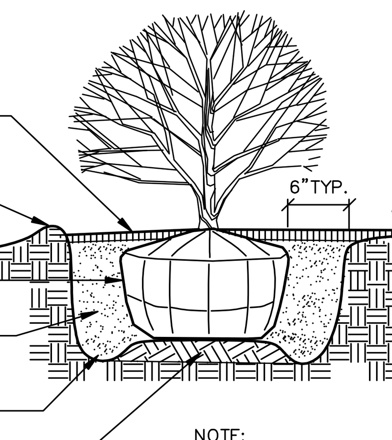
ANNUAL AND PERENNIAL PLANTING
SCALE : NTS



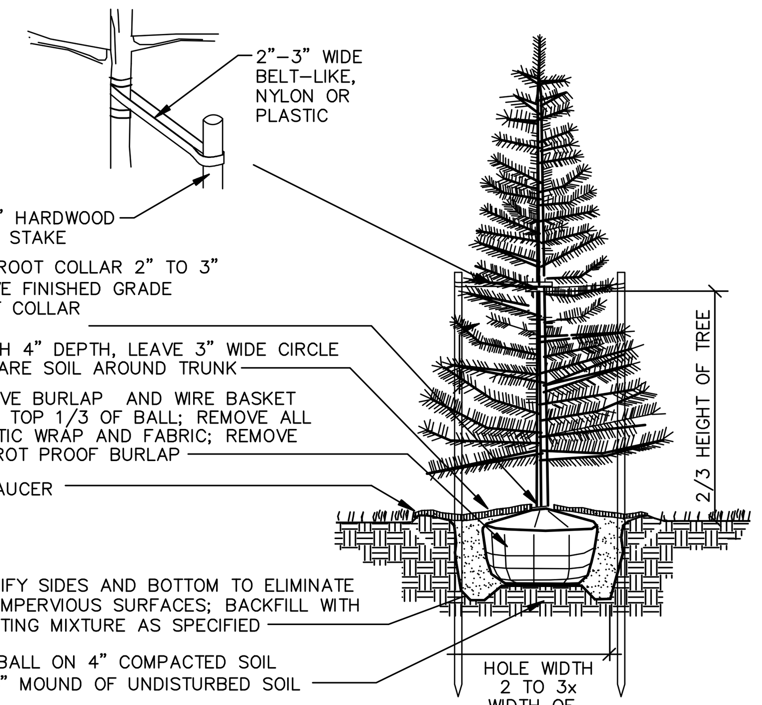
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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 and in accordance with proper installment and establishment procedures as prescribed by the American Standard for Nursery Stock.
3. All landscaped areas must be provided with a readily available and acceptable water supply. Underground sprinkler systems may be installed, utilized and maintained in order to insure the proper watering of all plant materials on the sites. Contractor to provide irrigation shop drawings for review and approval.
4. Plant materials shall be free from insects and disease, hardy to Washtenaw County, conform to the minimum standards of the American Standard for Nursery Stock and must have proof of any required governmental regulations and/or inspections.
5. All plant material must be maintained in good condition so as to present a healthy, neat and orderly appearance and must be trimmed or pruned in such a manner so as to not alter their natural growth potential.
6. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced within six (6) months of damage or death or the next appropriate planting period, whichever comes first.
7. Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch.
8. All disturbed areas not to be planting beds identified on the Landscape Plan shall be lawn areas. 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.
   Lawn (turfgrass) seed mix shall consist of:
   15% Rugby Kentucky Bluegrass
   10% Park Kentucky Bluegrass
   40% Ruby Creeping Red Fescue
   15% Pennifine Perennial Ryegrass
   20% Scaldis Hard Fescue
   Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. 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.
9. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
10. All seeded areas with slopes less than 1:3 (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 1:3 shall be seeded and biodegradable erosion control blanket North American Green SC150, or equivalent, shall be applied 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 planting beds are to receive four (4) inches of shredded hardwood bark mulch.
13. All trees to be located a minimum of 10 feet from public utilities.
14. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
15. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
16. All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
17. Proposed trees will be planted a minimum of 15 feet apart.

18. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Final approval of soil composition shall be provided by the landscape contractor. 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:
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 (perennials), trees, shrubs, mulches, shrubs, etc are to be under Warranty for One Year after Substantial Completion date of the Project. At the end of the specified One Year 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.
5. Watering: The contractor shall keep seed moist for optimum plant growth (1" of total water per week, including rainfall) until the grass and/or flowers are four (4) inches high typical.
6. Protection from traffic and erosion in newly seeded areas is the responsibility of the contractor. Safety fences and/or silt fence with appropriate signage may be used at the contractor's expense until the grasses and flowers are fully established.
7. Erosion shall be repaired by the contractor.
8. Turf installations shall meet the following criteria as determined by Owner:
   a. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.
   b. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
   c. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

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PUD SITE PLAN
LANDSCAPE DETAILS

08

JOB No. **22053**

REVISIONS:	REV. DATE
UPDATED PROJECT NARRATIVE	04/29/22
REVISED PER CITY REVIEW	05/13/22

DATE: 04/20/2022
SHEET 08 OF 16
CADD: CMB
ENG: TPH
PM: TPH
TECH: CTS
SITE PLAN/22053LP1

M:\Civil3d_Proj\22053\Site Plan\22053LP1.dwg, 5/13/2022 11:46 AM, Candice M. Briere, 08 LANDSCAPE DETAILS, MCLLC PDF.pc3
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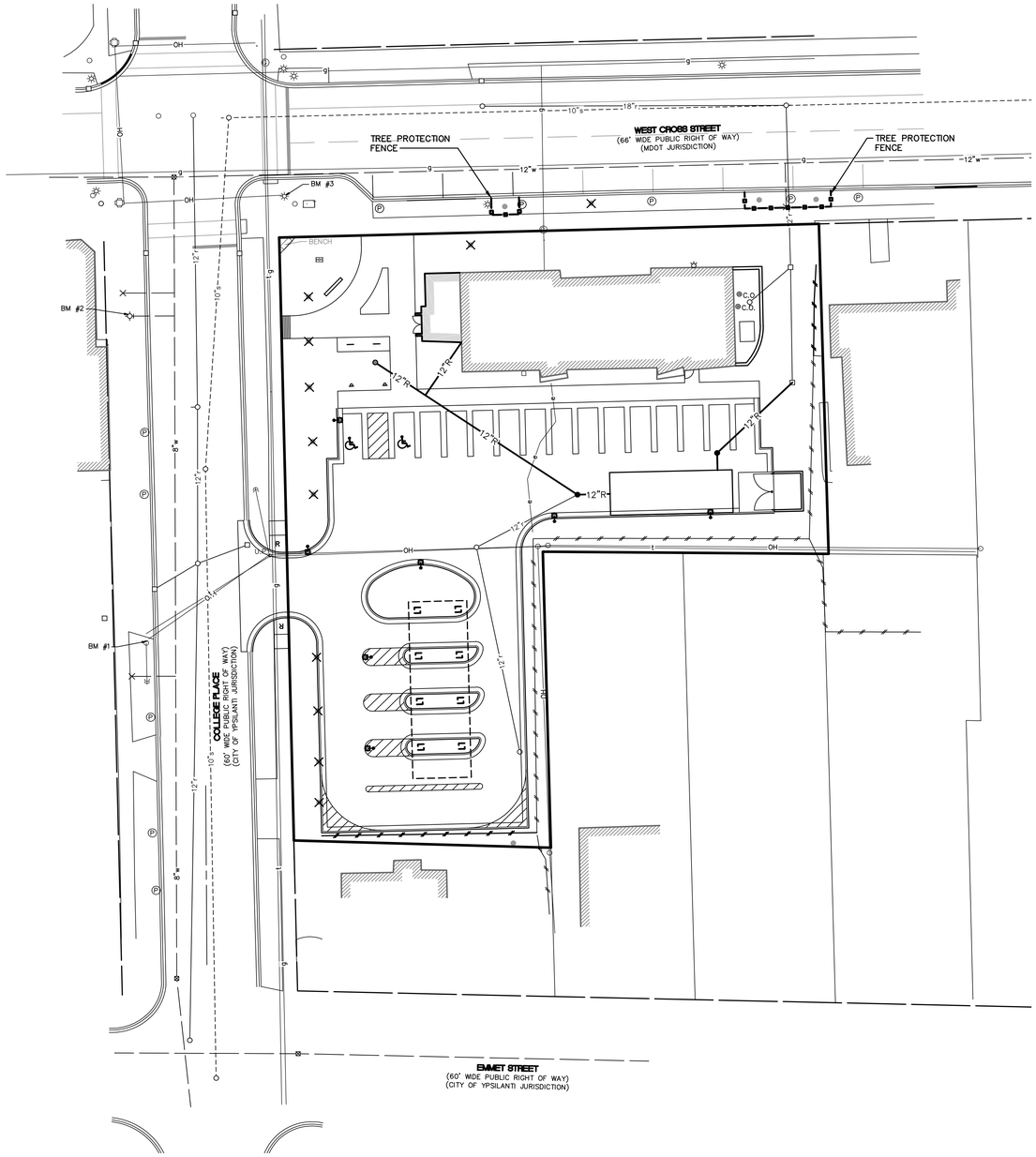


SCALE: 1" = 20'

0 20 40 60

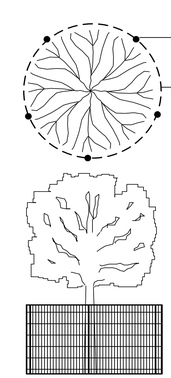
Know what's below. Call before you dig.

TREE PROTECTION LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- TREE OR BRUSH LIMIT

NOTES:

1. PAVING OR OTHER IMPERVIOUS SITE IMPROVEMENTS SHALL NOT ENCROACH UPON THE DRIP LINE OF EXISTING TREE(S) TO BE PRESERVED UNLESS INDICATED ON THE TREE PRESERVATION PLAN.
2. NO VEHICLE OR OTHER CONSTRUCTION EQUIPMENT MAY BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY PLANT MATERIAL INTENDED TO BE SAVED.
3. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A TREE PROTECTION FENCING PER DETAIL.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER.
5. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES NOT SPECIFIED FOR A SPECIFIC USE BY THE OWNER SHALL BE CHIPPED AND USED FOR MULCH ON SITE, OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



PLAN

STANDARD STEEL OR WOODEN FENCE POST, POST AT 10' O.C. (MAX)

STANDARD 48" HIGH SNOW FENCE OR ORANGE PLASTIC FENCE

ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.

TREE PROTECTION DETAIL (54t)

NOT TO SCALE

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PUD SITE PLAN
TREE PROTECTION PLAN

09

DATE: 04/20/2022
SHEET: 09 OF 16
CADD: CMB
ENG: TPH
PM: TPH
TYPE: PUD
SITE PLAN/22053TP1

JOB No. 22053

REVISIONS:	REV. DATE
UPDATED PROJECT NARRATIVE	04/14/2022
REVISED PER CITY REVIEW	05/13/22

M:\Civil3d_Proj\22053\Site Plan\22053TP1.dwg, 5/13/2022 11:48 AM, Candice M. Bierer, 09 TREE PROTECTION PLAN, MCLLC PDF.pc3
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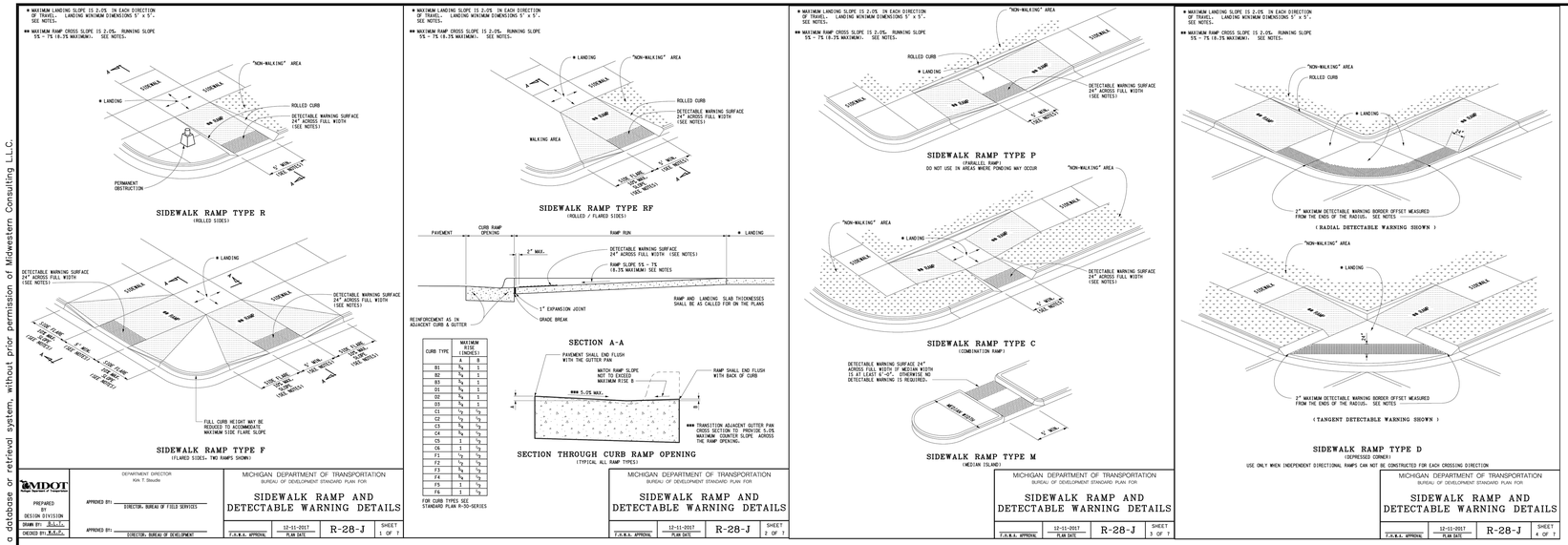

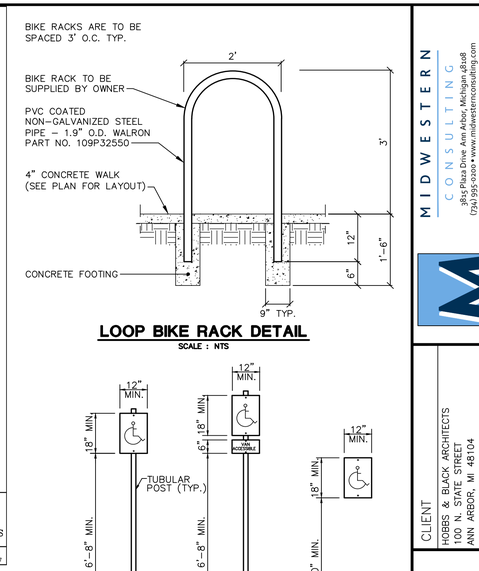

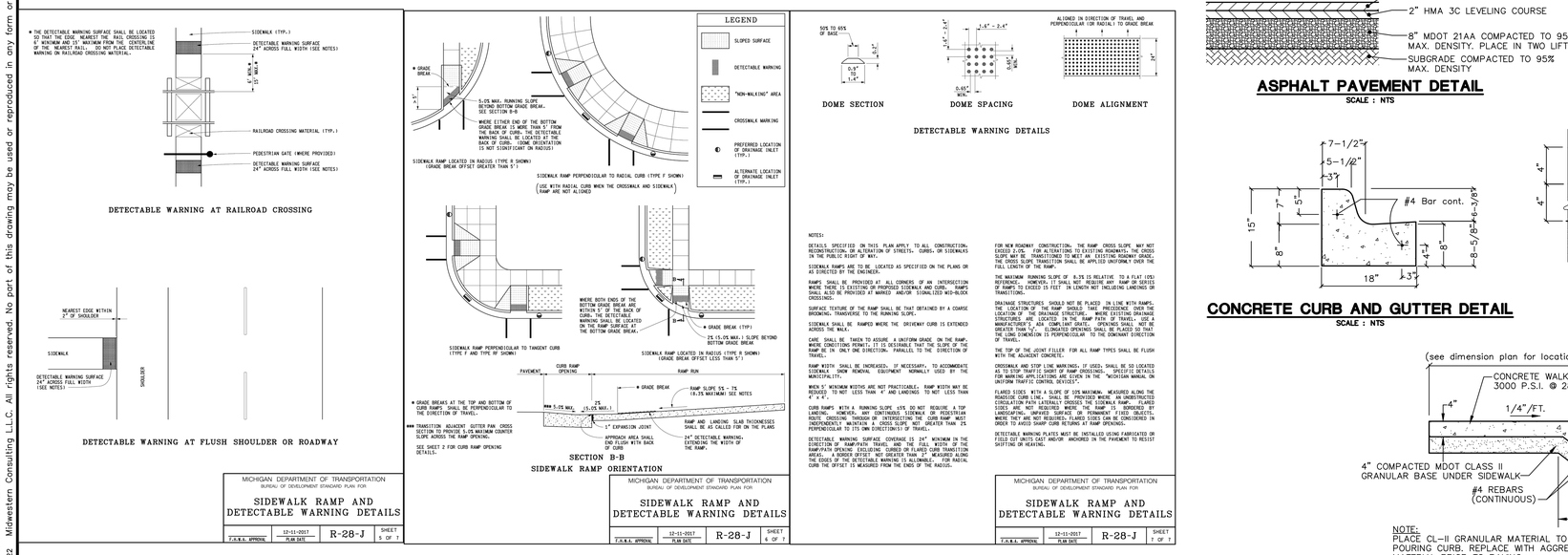

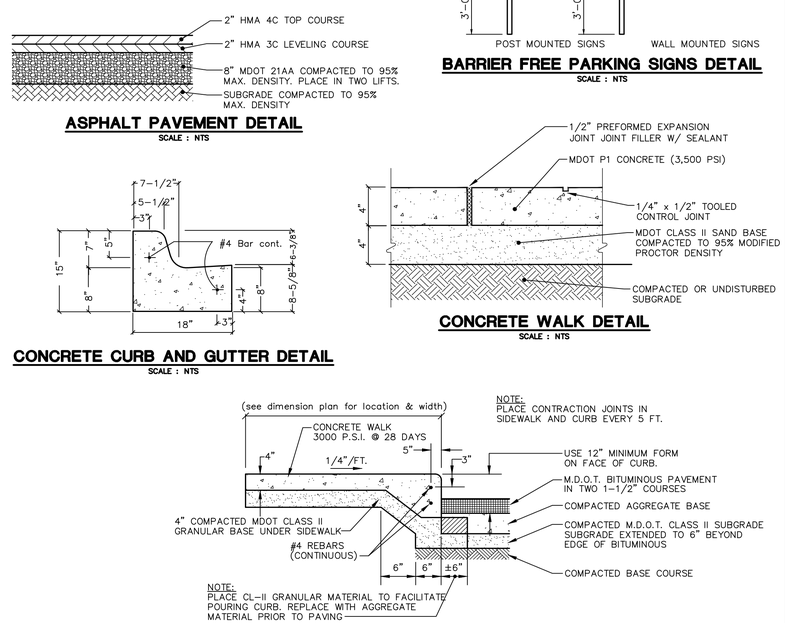

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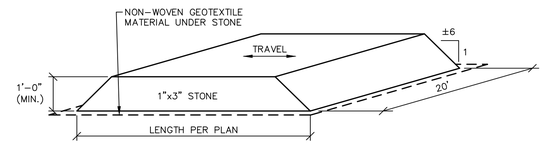
EMU CREDIT UNION
PUD SITE PLAN
DETAILS

10

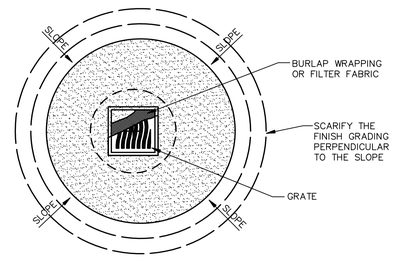
DATE: 04/20/2022
SHEET 10 OF 16
CADD: CMB
ENG: TPH
PM: TPH
CK: TPH
SITE PLAN/22053DT1

JOB No. 22053

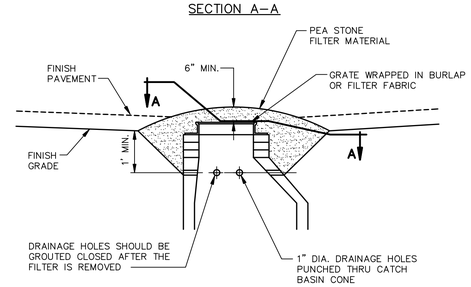
REVISIONS:	REV. DATE
PER CITY REVIEW	04/18/22
REVISED PER CITY REVIEW	05/13/22



GRAVEL MUD TRACKING MAT (60t)
NOT TO SCALE

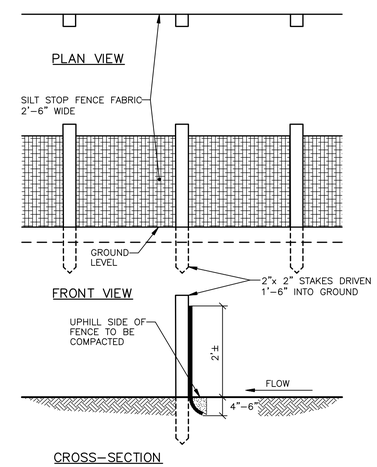


SECTION A–A



PROFILE VIEW

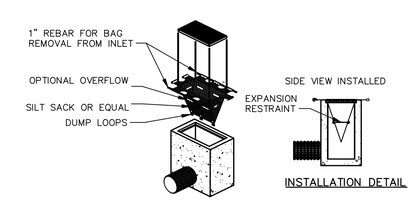
INLET FILTER DETAIL (59t)
NOT TO SCALE



SILT FENCE DETAIL (55t)
NOT TO SCALE

PERMANENT MAINTENANCE TASKS AND SCHEDULE

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



INLET SILT SACK DETAIL (58t)
NOT TO SCALE

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EMU CREDIT UNION

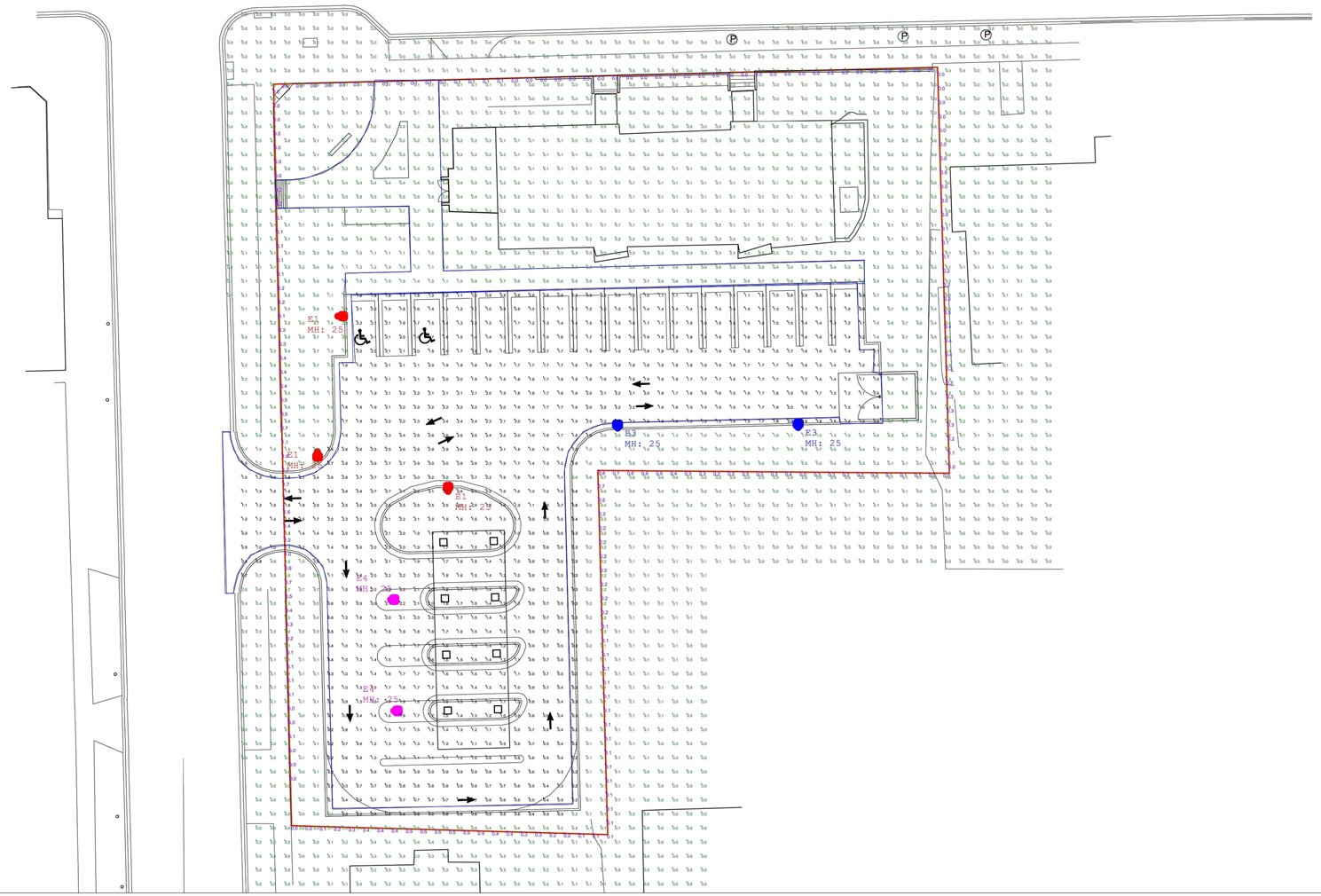
PUD SITE PLAN
SESC DETAILS

11

DATE: 04/20/2022
SHEET 11 OF 16
CADD: CMB
ENG: TPH
PM: TPH
SUPV: CTS
SITE PLAN/22053D1

JOB No. 22053

REVISIONS:	REV. DATE
ISSUED PROJECT NARRATIVE	04/20/22
REVISED PER CITY REVIEW	05/13/22



PLAN VIEW: NOT TO SCALE

Schedule

Label	Symbol	Qty	Manufacturer	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts
E4		2	LITHONIA E4	DSX1 LED P1 30K T5W MVOLT HS	0.900	4405	54
E3		2	LITHONIA E3	DSX1 LED P1 30K TFTM MVOLT HS	0.900	5047	54
E1		3	LITHONIA E1	DSX1 LED P1 30K T4M MVOLT HS	0.900	4910	54

Statistics

Description	Avg fc	Max fc	Min fc	Avg/Min (:1)	Max/Min (:1)
OVERALL SITE 5 FT AFF	0.21	2.7	0.0	N.A.	N.A.
PARKING LOT 5 FT AFF	1.47	3.2	0.1	14.70	32.00
PROPERTY LINE 5 FT AFF	0.23	1.7	0.0	N.A.	N.A.

GENERAL NOTE
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0", FOOD SERVICE AREA AT: 2' - 6", TREES SHOWN AT BOTTOM OF LEAVES
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

- 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.
- FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
- THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
- MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

EMUCU_#V1 22-74670.AGI

Gasser Bush Associates / Applications

www.gasserbush.com

Designer: JC3
Date:4/18/2022

Scale: NOT TO SCALE

GASSER BUSH ASSOCIATES

D-Series Size 1

LED Area Luminaire

Buy American

Catalog Number	
Notes	
Type	

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

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2" (8.9 cm)
Weight (max): 27 lbs (12.2 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 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[2] T5S Type V short[2] T5M Type V medium[2] T5W Type V wide[2] BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4] 3VOLT (277V-480V)[4,5,6] 120[7] 208[7] 240[7] 277[7] 347[7] 480[7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[8] WBA Wall bracket[9] SPUMBA Square pole universal mounting adaptor[10] RPUMBA Round pole universal mounting adaptor[10] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[11]

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 nLIGHT AIR generation 2 enabled[12] PIRHN Network, high/low motion/ambient sensor[13] PER NEMA twist-lock receptacle only (controls ordered separately)[12] PER5 Five-pin receptacle only (controls ordered separately)[12,14] PER7 Seven-pin receptacle only (controls ordered separately)[12,14] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] DS Dual switching[12,15,16]	PIR High/low, motion/ambient sensor; 8-15' mounting height, ambient sensor enabled at 3fc[13,17] PIRH High/low, motion/ambient sensor; 15-30' mounting height, ambient sensor enabled at 3fc[13,17] PIR1FC3V High/low, motion/ambient sensor; 8-15' mounting height, ambient sensor enabled at 1fc;[13,18] 3V output PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc;[13,18] 3V output FAO Field adjustable output[19,20]	**Shipped installed** HS House-side shield[21] SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] LWR Left reduced optics[1] RWR Right reduced optics[1] HA 50°C ambient operations[1] BAA Buy American(US) Act Compliant **Shipped separately** BS Bird spikes[10] EGS 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

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)[7]
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)[7]
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)[7]
DSHORT SBK U Shorting cap[7]
DSX18L SBZ U House-side shield for P1, P2, P3, P4 and P5[1,7]
DSX18L KBZ U House-side shield for P6 and P7[1,7]
DSX18L MBZ U House-side shield for P8, P9, P10, P11 and P12[1,7]
PUMBA DDBXD U[9,10] Square and round pole universal mounting bracket (specify finish)[7]
KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]
DSX18GC (FROSTED) U External glare shield

For more control options, visit DSX1 and DSX1E online.

NOTES

1 Not not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (LWR, RWR) only available together.
3 Not for use with Type V distributions, if not photocell, is not available with HRA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 3VOLT only suitable for use with P3, P6, P9, P7 and P13.
7 3VOLT works with any voltage between 277V and 480.
8 Round pole mounting adapter fits 2-3/8" tenon. Not available with P8, P9M, P9H1FC3V, P9H1FC3V.
9 Single fuse (277 nominal) (120, 277V or 347V) Double fuse (277 nominal) (208, 240V or 480V. MVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Suitable for mounting to round poles between 3.5" and 12" diameter. Not suitable for round poles only. 1.5 vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2.938" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on dual-licht 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 Not for use with any other motion or ambient sensor or any other Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRHN1FC3V, PER5.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Not available with motion sensor options (PIR, PIRH, etc.).
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other photocontrol options available.
23 Not available with BL, LCCO or RCCO options. Also available as a separate accessory; see Accessories information.
24 Must be ordered with DS. LCCO and RCCO not available.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

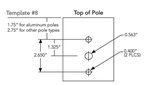
EGS - External Glare Shield

Drilling

HANDHOLE ORIENTATION

Template #8

Top of Pole



Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	AST5-190	AST5-280	AST5S-290	AST5-390	AST5S-320	AST5S-490
2-7/8"	AST5-190	AST5S-280	AST5S-290	AST5S-390	AST5S-320	AST5S-490
4"	AST5S-190	AST5S-280	AST5S-290	AST5S-390	AST5S-320	AST5S-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DRilled	DRilled	DRilled	DRilled	DRilled	DRilled

DSX1 Area Luminaire - EPA

Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DSX1	2 @ 180 DSX1	2 @ 90 DSX1	3 @ 90 DSX1	3 @ 120 DSX1	4 @ 90 DSX1
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"

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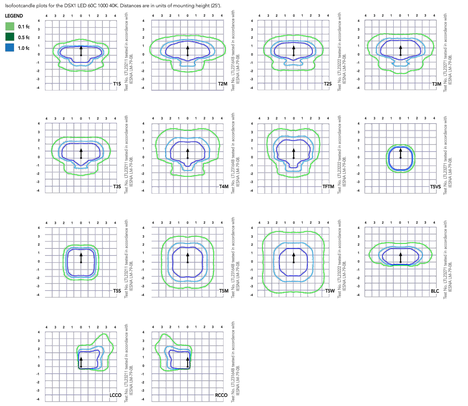
Photometric Diagrams

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

Isofootcandle plots for the DSX1 LED 40C 1000 40K. Distances are in units of mounting height (25').

LEGEND

0.1 fc
0.5 fc
1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled at 5FC	5 mins	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled at 1FC	5 mins	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.15	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires DS or RHS)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	157	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Control Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other control options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist lock photocells such as ZEL Elite or advanced control nodes such as ROAM.	Pins 4 & 7 in dimming leads on driver; Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air eGSAR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRITY Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Driver Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,458	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	1	0	1	125	6,858	2	0	2	127	6,950	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	1	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	2	124	7,242	2	0	2	134	7,334	3	0	2	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	1	106	5,781	1	0	1	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
		P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,753	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	2	122	9,252	3	0	2	132	9,369	3	0	2	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	1	97	7,293	1	0	1	104	7,386	1	0	1	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
		P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	3	0	2	125
				T3S	11,339	2	0	2	111	12,216	2	0	2	120	12,372	2	0	2	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	2	112	12,308	2	0	2	121	12,463	2	0	2	122
				TFTM	11,671	2	0	2	114	12,575	2	0	2	123	12,734	2	0	2	125
				T5VS	13,140	3	0	1	119	13,079	3	0	1	128	13,244	3	0	1	130
				T5S	13,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	13,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	13,048	4	0	2	118	12,959	4	0	2	127	13,134	4	0	2	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	2	70	7,671	1	0	2	75	7,768	1	0	2	76
				RCCO	7,121	1	0	2	70	7,671	1	0	2	75	7,768	1	0	2	76
	1050	P4	125W	T1S	14,423	3	0	3	115	16,473	3	0	3	132	16,857	3	0	3	135
				T2S	14,421	3	0	3	107	14,459	3	0	3	116	14,641	3	0	3	117
				T2M	14,498	2	0	2	108	14,532	3	0	2	116	14,716	3	0	2	118
				T3S	13,864	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	14,467	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	2	105	14,182	2	0	2	113	14,362	2	0	2	115
				TFTM	13,449	2	0	2	108	14,488	2	0	2	116	14,672	2	0	2	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	4	0	1	112	15,080	4	0	1	121	15,271	4	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	2	111	14,944	4	0	2	120	15,133	4	0	2	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	2	66	8,839	1	0	2	71	8,951	1	0	2	72
				RCCO	8,205	1	0	2	66	8,839	1	0	2	71	8,951	1	0	2	72
	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,719	3	0	3	107	15,878	3	0	3	115	16,078	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	2	107	15,840	2	0	2	115	16,040	2	0	2	116
				T4M	14,384	2	0	2	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	2	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	4	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	2	110	16,328	4	0	2	118	16,534	4	0	2	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	2	65	9,657	1	0	2	70	9,780	1	0	2	71
				RCCO	8,965	1	0	2	65	9,657	1	0	2	70	9,780	1	0	3	71

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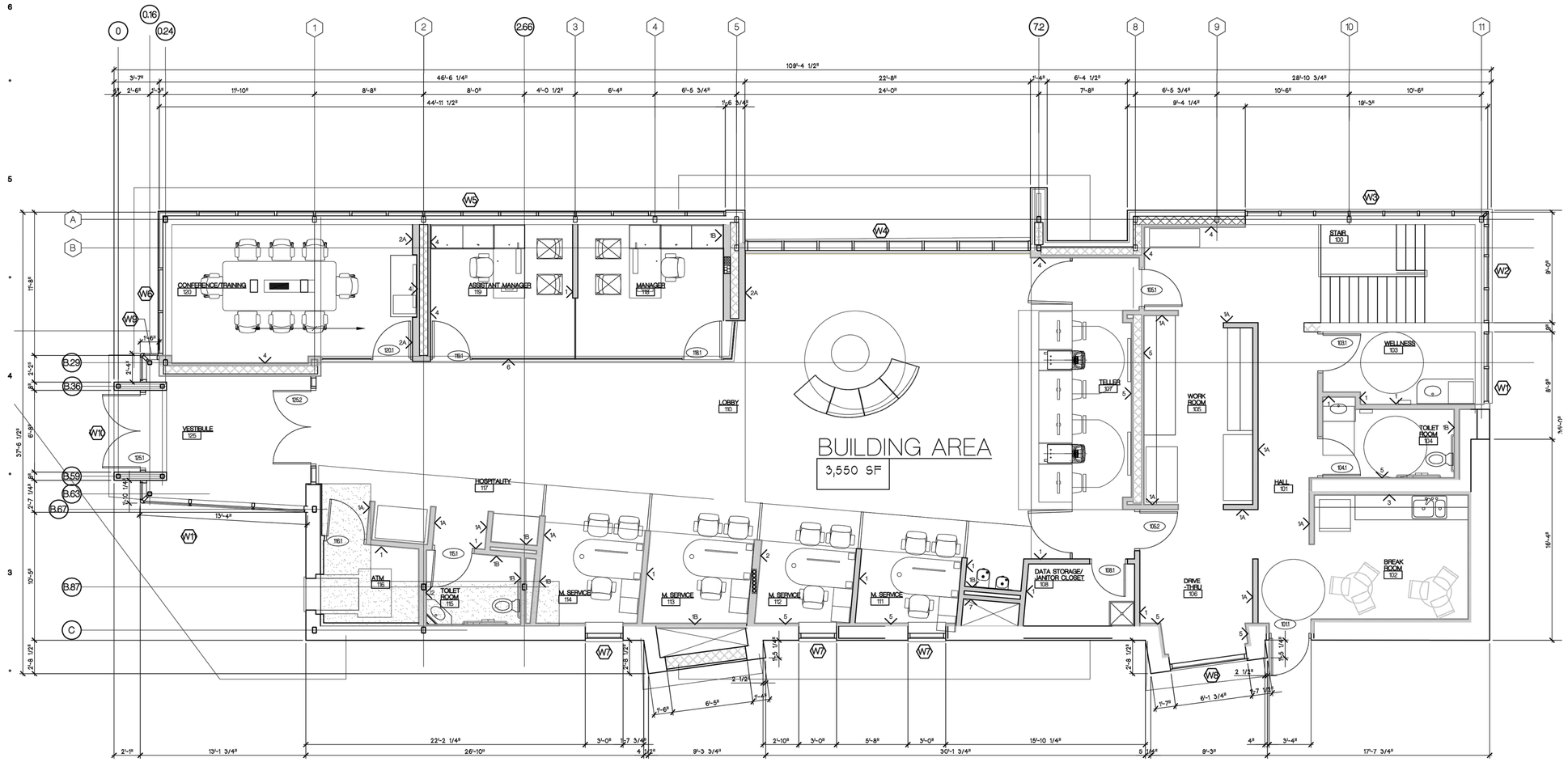
Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Driver Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	12,654	3	0	3	108	15,018	3	0	3	117	15,239	3	0	3	118
				T2S	12,635	3	0	3	108	14,996	3	0	3	117	15,218	3	0	3	118
				T2M	12,726	3	0	3	109	15,096	3	0	3	117	19,337	3	0	3	119
				T3S	12,306	3	0	3	105	14,491	3	0	3	113	15,722	3	0	3	115
				T3M	12,683	3	0	3	108	15,049	3	0	3	117	19,290	3	0	3	118
				T4M	12,299	3	0	3	105	14,602	3	0	3	113	18,673	3	0	3	116
				TFTM	12,672	3	0	3	108	15,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	1	0	2	89	15,609	2	0	2	96	15,806	2	0	2	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
		P7	183W	T1S	19,222	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,848	3	0	3	103	20,296	3	0	4	111	20,551	4	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,872	4	0	1	109	21,504	4	0	1	117	21,837	4	0	1	119
				T5S	20,893	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,791	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70



NORTH

C1 / A-1 FIRST LEVEL FLOOR PLAN
SCALE - 1/4" = 1'-0"

Drawing: P:\2019\192000\dwg\SD\PUD SUBMITTAL 41522A-1.dwg
Date: Apr 18, 2022, 7:24pm Layout: FLOOR PLANS Plotted by: dmms

Sheet Size - 24x36

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EASTERN MICHIGAN UNIVERSITY CREDIT UNION - CROSS STREET BRANCH
611 W. CROSS ST
YPSILANTI, MI 48197

PROJECT

CONSULTANT

FLOOR PLANS

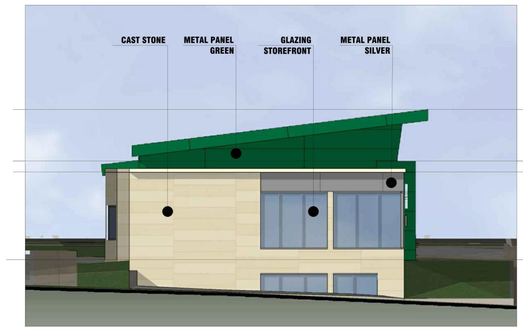
SHEET TITLE

19-200

PROJECT NUMBER

A-1

SHEET NUMBER

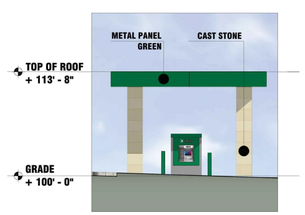


A1 / A-2 EAST ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME

C1 / A-2 NORTH ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME

B1 / A-2 WEST ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME

D1 / A-2 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME



E1 / A-2 NORTH/SOUTH ELEVATION
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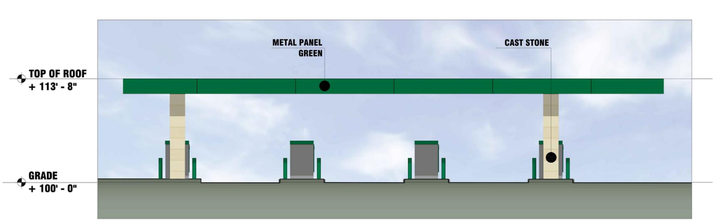
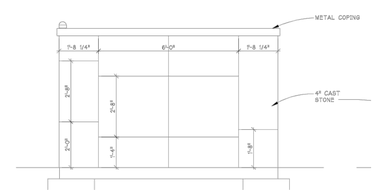


F1 / A-2 EAST/WEST ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME



G1 / A-2 TRASH ENCLOSURE ELEVATION
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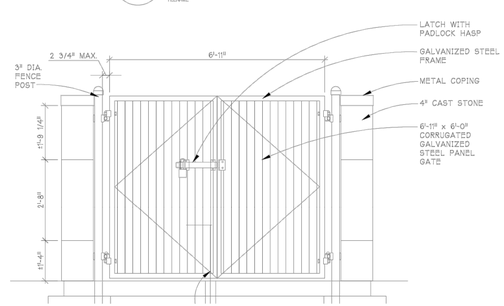
FILENAME



H1 / A-2 TRASH ENCLOSURE ELEVATION
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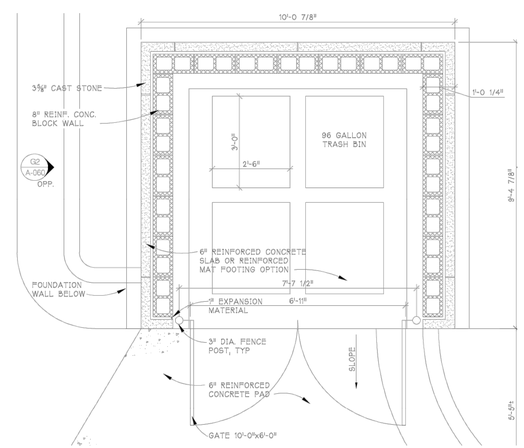

I1 / A-2 TRASH ENCLOSURE PLAN
SCALE - 1/2" = 1'-0"
FILENAME

Sheet Size - 24x36

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PROJECT
EASTERN MICHIGAN UNIVERSITY CREDIT UNION - CROSS STREET BRANCH
611 W. CROSS ST.
YPSILANTI, MI 48197

CONSULTANT

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
19-200

SHEET NUMBER
A-2

Drawing: P:\2019\192000\Dwgs\SDP\D SUBMITTAL 4 1 6\23A-2.dwg Plotted by: wh
Date: Apr 19, 2022, 5:41 pm Layout: EXTERIOR ELEVATIONS 1

A1 / A-3 FRONT VIEW
SCALE -
FILENAME

C1 / A-3 AERIAL VIEW 1
SCALE -
FILENAME

C1 / A-3 ENTRANCE VIEW
SCALE -
FILENAME

D1 / A-3 AERIAL VIEW 2
SCALE -
FILENAME

Drawing: P:\2019\19200\Dwgs\50%PUD SUBMITTAL 4.18.22\A-3.dwg
Date: Apr 19, 2022, 5:45pm Layout: EXTERIOR RENDERINGS Plotted by: wh

Sheet Size - 24x36

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EASTERN MICHIGAN UNIVERSITY CREDIT UNION - CROSS STREET BRANCH
611 W. CROSS ST
YPSILANTI, MI 48197

PROJECT

CONSULTANT

EXTERIOR RENDERINGS

SHEET TITLE

19-200

PROJECT NUMBER

A-3

SHEET NUMBER

City of Ypsilanti
Planning & Development Department

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

PLANNED UNIT DEVELOPMENT APPLICATION

Applicant*

Name University of Michigan Credit Union (Contact: DeAnne Ramos)		
Address 340 E Huron Street		
City Ann Arbor	State Michigan	Zip 48104
Phone / Fax [redacted]	E-Mail [redacted]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project EMU Credit Union
Address 611 W Cross Street
List all parcel identification numbers included in development: 11-11-40-180-005 and 11-11-40-180-014
Current use: Vacant
Proposed use: The proposed project includes expansion and remodeling of the existing building for use as a credit union with a remote drive-through. Pavement improvements, landscaping enhancements, and an underground detention system are also being proposed as part of this project.
Current Zoning: C
Legal description of property (may be attached) See Attached

THE CHECKLIST ON THE FOLLOWING PAGE MUST BE COMPLETED AND INITIALED.

The City Planner, Planning Commission, or City Council may require other data deemed necessary for adequate review of a project.

The City Planner or Planning Commission may grant waivers of data requirements when specific data is deemed unnecessary in determining compliance with the Zoning Ordinance.

The Planning and Development Department reserves the right to reject any incomplete submission.

Four full-size, folded copies of the plans, and one electronic copy (PDF preferred) are required for review, unless otherwise specified by the City Planner.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [redacted]	Date: 4/4/22
Print Name: Tomas C. Kuslikis, VP Accounting and Finance	

LEGAL DESCRIPTION

SCHEDULE A DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY ABSOLUTE TITLE, INC., FILE NO.: 84528 REV. 1, EFFECTIVE DATE: JUNE 25, 2018.

PARCEL 1

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CROSS STREET WITH THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET), AS NOW LOCATED, RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET) 110 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF CROSS STREET 44 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF COLLEGE PLACE (FORMERLY BROWER STREET) 110 FEET TO THE SOUTH LINE OF CROSS STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF CROSS STREET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 1, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER 0 OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, AND A PART OF FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

PARCEL 2

PART A: COMMENCING AT A POINT ON THE SOUTH LINE OF CROSS STREET 44 FEET EAST OF THE SOUTHEAST CORNER OF CROSS AND BROWER STREET AS NOW LOCATED AND RUNNING THENCE EASTERLY 42 FEET MORE OR LESS TO LAND OF SEYMOUR; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SEYMOUR'S LAND 110 FEET; THENCE WEST IN A LINE PARALLEL WITH CROSS STREET 42 FEET MORE OR LESS TO LANDS OF GEORGE J. ZWERGLE; THENCE NORTH 110 FEET TO THE PLACE OF BEGINNING, BEING PART OF LOT 1, BLOCK 2 OF DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSLLANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS;

PART B: LOT 2, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, EXCEPTING ALL THAT PART OF SAID LOT CONVEYED OFF THE NORTH END THEREOF BY MICHAEL CASEY TO THE CITY OF YPSILANTI BY DEED DATED JUNE 4, 1858, AND RECORDED IN LIBER 44 OF DEEDS, PAGE 8, WASHTENAW COUNTY RECORDS.

PART C: LOT 3, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, EXCEPT THAT PART THEREOF LYING NORTH OF A LINE DRAWN FROM A POINT 65 LINKS SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK EASTERLY TO A POINT 47 LINKS SOUTH OF THE NORTHEAST CORNER OF LOT 6 IN SAID BLOCK DEEDED TO THE CITY OF YPSILANTI FOR STREET PURPOSES BY DEED RECORDED IN LIBER 44, PAGE 7, WASHTENAW COUNTY RECORDS.

PART D: COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CROSS STREET AND COLLEGE PLACE, AS NOW LAID OUT AND USED, FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTHERLY 110.00 FEET ALONG THE EAST LINE OF COLLEGE PLACE FOR A PLACE OF BEGINNING, SAID POINT BEING 151.64 FEET NORTH OF THE NORTHEAST CORNER OF THE INTERSECTION OF COLLEGE PLACE AND EMMET STREET, AS NOW LAID OUT AND USED, THENCE EASTERLY DEFLECTING 89O52' TO THE LEFT 88.00 FEET PARALLEL WITH THE SOUTHERLY LINE OF CROSS STREET; THENCE SOUTHERLY DEFLECTING 89°52' TO THE RIGHT 53.28 FEET

PARALLEL WITH THE EASTERLY LINE OF COLLEGE PLACE; THENCE WESTERLY DEFLECTING 93°09' TO THE RIGHT 88.00 FEET PARALLEL WITH THE NORTHERLY LINE OF EMMET STREET; THENCE NORTHERLY DEFLECTING 86°51' TO THE RIGHT 48.64 FEET ALONG THE EASTERLY LINE OF COLLEGE PLACE TO THE PLACE OF BEGINNING, BEING A PART OF SAID FRENCH CLAIM NO. 691 AND A PART OF LOTS 1 AND 7, BLOCK 2, DAVID F. BALLENTINE AND RICHARD E. MORSE'S ALLOTMENT OF THE WESTERN ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS.

PART E: COMMENCING AT A POINT 50 FEET NORTH OF THE NORTHEAST CORNER OF EMMET AND BROWER STREET, AND RUNNING THENCE EAST 88 AND 26/100 FEET ON A LINE PARALLEL WITH EMMET STREET; THENCE NORTH 53 FEET PARALLEL WITH BROWER STREET; THENCE WEST ON A LINE PARALLEL WITH EMMET STREET TO BROWER STREET; THENCE SOUTH ALONG THE EAST LINE OF BROWER STREET, 53 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 7, BLOCK 2, MORSE AND BALLENTINE'S ALLOTMENT OF THE WESTERN ADDITION TO THE CITY OF YPSILANTI, AS RECORDED IN LIBER O OF DEEDS, PAGE 125, WASHTENAW COUNTY RECORDS, AND A PART OF FRENCH CLAIM NO. 691, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

MEMORANDUM

RE: EMUCU, 611 W Cross Street – PUD Narrative / Public Benefits
DATE: April 29, 2022

University of Michigan Credit Union is requesting approval of this Planned Unit Development project to allow for re-use of the vacant site at 611 W Cross Street as a credit union with remote ATM/ITM facilities. The existing site is 0.69 acre in size and is currently zoned C: Central, with a focus on preserving the urban form, walkable nature, and vibrant mix of uses in the area. Additionally, desired building types within the C district are typically 2-5 stories tall. With this PUD, the credit union proposes to renovate and re-use the existing one-story building and provide remote ATM/ITM facilities on the south side of the site.

The past two years have seen a dramatic increase in the demand for goods and services provided via curbside or remote facilities. Even today, many people still prefer to limit the amount of time they spend indoors in public places and choose to utilize remote services when available. As such, ATM/ITM facilities that are accessible from vehicles are an integral part of the credit union's business operations and a critical component of this project. ATM/ITM transactions at the credit union are limited in scope and are typically completed in less time and with fewer cars queuing in line than what is generally seen with drive-through uses such as restaurants. Additionally, the remote ATM/ITM facilities allow customers to have secure access to their accounts from their vehicles.

W Cross Street becomes Washtenaw Avenue just a few blocks west of this site and is an integral part of a major transit corridor bringing traffic from I-94, up Huron Street, and along W Cross Street to the campus of Eastern Michigan University or the numerous neighborhoods and businesses along Washtenaw Avenue. This project remains pedestrian focused with the building located adjacent to the street with safe and easy access for pedestrians, while also providing remote ATM/ITM facilities to allow for passing motorists to complete their business at the credit union without having to park and exit their vehicles. The ATM/ITM facilities have been located remotely from the building to provide separation between pedestrian and vehicle traffic to the greatest extent possible.

A number of public benefits will be provided as part of this proposed Planned Unit Development project, including the following:

Pedestrian Plaza. The northwest corner of the site is currently unremarkable and uninviting for pedestrians. The proposed project will create a pedestrian plaza with ADA-accessible sidewalk connections, bike hoops, and extensive landscaping. This pedestrian plaza will enhance the intersection at W Cross Street and College Place and provide a more hospitable environment for people sitting on the bench or dining outside at the restaurant across College Place.

Vacated Curb Cut. This site currently has two curb cuts and 38 parking spaces, creating a development that is largely vehicle focused. As part of the proposed project, the existing curb cut on W Cross Street will be vacated and the number of curb cuts will be reduced to just one. This will help shift the focus of this site away from vehicles and provide for improved pedestrian access to the site and safer pedestrian and bicycle

connectivity along W Cross Street. Removal of this existing curb cut also allows for installation of three additional metered on-street parking spaces in the W Cross Street right-of-way.

Shared Parking Opportunity. There is a great demand for parking along W Cross Street, driven largely by successful businesses west of College Place. The credit union will enter into a shared parking agreement to make its parking lot available for use by neighboring businesses during evenings and weekends (outside of the credit union's normal business hours) to help meet the parking need of its neighbors.

Reduced Impervious Surface and Improved Storm Water Management. The total amount of impervious surface area on the site will be reduced by over 14%, thereby providing over 3,830 square feet of additional open space on the site. The site is also currently without any storm water management facilities, but a new underground detention system is being provided as part of the proposed site improvements to help manage storm water runoff, improve water quality, and reduce the burden on the City's storm sewer system.

Sustainability. Instead of completely demolishing the site and building a brand new project from scratch, the existing building, which is over 55 years old, will be rehabilitated with interior renovations and façade enhancements. The building will also be upgraded with a new energy efficient insulated envelope and modern high efficiency mechanical system. These improvements will help to reactivate and visually enhance this segment of the Cross Street corridor while also supporting sustainability efforts.

We thank you for your consideration of this request, and look forward to discussing this project with you.