



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, February 15, 2023 @ 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
Eric Bettis
Brian Jones-Chance
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier
Amanda Smith

III. AGENDA APPROVAL

IV. APPROVAL OF MINUTES

3 - 5 A. [18 January 2023 PC Meeting Minutes](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

7 - 11 A. Non-Motorized Committee Report
[NMAC Meeting Agenda | February 2023](#)
[NMAC Meeting Minutes January 2023](#)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

13 - 119 A. Special Use Permit and Site Plan Staff Review
Avalon Housing Development at 206-210 N Washington
[206-210 N Washington SUP-SPR Staff Review Final](#)
[HDC 206 N Washington Chronology and Demo](#)
[206 N WASHINGTON 1-6-23 Site Plans](#)
[206-210 N Washington Avalon SUP Application](#)
[206-210 N Washington Avalon SPR Application](#)
[206 N Washington Variance Review for ZBA \(Nov 2022\)](#)

VIII. OLD BUSINESS

- A. 2022 Planning Commission Annual Report

IX. NEW BUSINESS

121 - 128

- A. Text Amendments to Chapter 7 | Marijuana Ordinance No. 1386
[Chapter 7 Zoning Updates for Planning Commission Final](#)

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT



MINUTES
Planning Commission
Wednesday, January 18, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order (7:02pm)

II. Roll Call

Present: Simmons, Bettis, Davis Jr., Donnelly, Hollifield, Schier, Smith

Absent: Dunwoodie, Jones-Chance

Motion to excuse the absences.

***Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly; Approved: Yes – 7;
No – 0; Absent – 2 (Dunwoodie, Jones-Chance)***

III. AGENDA APPROVAL

Motion to approve the agenda.

***Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly; Approved: Yes – 7;
No – 0; Absent – 2 (Dunwoodie, Jones-Chance)***

IV. Approval of Minutes

Motion to approve the December 21, 2022 Minutes

***Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No
– 0; Absent – 2 (Dunwoodie, Jones-Chance)***

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

***Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly Approved: Yes – 7;
No – 0; Absent – 2 (Dunwoodie, Jones-Chance)***

None.

Motion to close the audience participation.

***Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield Approved: Yes – 7;
No – 0; Absent – 2 (Dunwoodie, Jones-Chance)***

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

Bob Krzewinski spoke about the appointment of Dylan Goings as the new chair of the committee. They agreed to a 14 day transition period for their committee chair. Dylan Goings introduced himself, both recommended the new applicant for appointment. Commissioner Davis Jr spoke about the continuation of the Vision Zero initiative, and the need for a name chair for recruitment.

Motion to approve the Non-motorized Committee bylaw amendment regarding a 14 day transition period for chair turnover.

***Offered By: Commissioner Donnelly; Seconded By: Commissioner Smith; Approved: Yes – 7;
No – 0; Absent – 2 (Dunwoodie, Jones-Chance)***

Motion to approve the appointment of Jessica Kwek to the Non-motorized Committee and the appointment of Dylan Goings to chair of the committee

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. Zoning Text Amendment | Supportive Housing (Public Hearing)

Staff Presentation by City Planner Holli Andrews

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Briana Carpenter - Resident and Avalon social worker: in support of this change.

Catherine Distelrath - CSH a leader in supportive housing sent a letter congratulating the commission for considering this text amendment.

Motion to close the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Motion that the Planning Commission approve the proposed text amendment to remove Article V Division 1, Section 122-557 Supportive Housing Conditions and Permissible Uses; and to remove Article II, Section 122- 203 Supportive Housing Definition to City Council, with the following 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 functionality, transportation network or character of the future development in the City;*
- 5. The proposed amendment will enhance the character of the future development in the City;*
- 6. The proposed amendment is needed to correct an error or omission in the original text;*
- 7. The proposed amendment will address a community need in physical or economic conditions or development practices.*
- 8. The proposed amendment promotes fair housing, improves equity in zoning, and aligns with the Fair Housing Amendments Act that apply to zoning and planning.*

Offered By: Commissioner Smith; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

VIII. OLD BUSINESS

Commissioner Hollifield requested the packets on a faster timeline.

Commissioner Simmons asked about the marijuana moratorium

Councilmember Wilcoxen reported that marijuana permits were denied and there will be appeals.

The commission asked Councilmember Wilcoxon to inquire about an extension to the moratorium.

IX. NEW BUSINESS

A. 2023 Calendar

Commissioner Smith pointed out that a date is wrong in June. It should be June 21st.

Motion to approve the 2023 Meeting Calendar as amended.

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly; Approved: Yes – 7;

No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Commissioner Davis Jr. expressed concerns over the number of businesses putting up cheap unshielded LED lighting that do not comply with the Dark Sky Ordinance, particularly 900 W. Michigan. Asked for stronger enforcement from the City.

X. ADJOURNMENT

Motion to adjourn at 8:06pm.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7;

No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Ypsilanti Non-Motorized Advisory Committee Meeting Agenda

Feb 9, 2023 7:00PM

Ypsilanti District Library, 229 W. Michigan Avenue – Main Floor Meeting Room

Agenda Items

Note: Bold items on the agenda indicate a priority for this meeting

1. Call to order
2. General Business
 - a. January meeting minutes approval
 - b. Agenda Approval**
 - c. Other
3. Introductions - Audience Participation - Public Input
- 4. 2023 Committee Priorities**
 - a. Vision Zero Action Plans
 - i. Vision Zero Resolution (City taking action to have zero-related traffic fatalities by a set date)
 - ii. Crosswalk stop ordinance
 - iii. Traffic calming and slowing motor vehicle traffic
 - iv. Quick Build safety projects
 - v. Shifting modes of transportation more towards walking/bicycling
 - b. Neighborhood Connectors - Low-speed street network that has been designated and "optimized" for bicycle & walking traffic.
 - i. Promotion and public awareness efforts by NMAC committee - Website, flyers, Google participation form**
 - ii. City efforts and recognition
 - c. Communication, Recruitment & Education
 - i. Recruit more individuals to serve on the Non-Motorized Advisory Committee**
 - ii. Get participation in Committee meetings from Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director.
 - iii. Publish quarterly Non-Motorized Committee newsletter.

- iv. Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
 - v. Spring and Fall bicycle safety education program for both motorists and bicyclists
 - vi. **Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee**
 - vii. Amplify public notice of Commission/City Council projects that impact non-motorized activities
 - d. Pedestrian Improvements – Increasing the number of radar speed signs, Rectangular Rapid-Flashing Beacons, traffic calming, ordinance review. Concentrate on where most pedestrian activity occurs.
 - e. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows. Border To Border (B2B) Trail gap completion and enhancement.
 - f. **Events & Community Outreach – Organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Halloween safe trick-or-treating.**
5. Old & Continuing Business
- a. Bike & Walk Friendly Communities
 - i. **Walk Friendly Community – City “entrance way” signage**
 - ii. 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”](#)
 - iii. Bike Friendly Business program drive
 - iv. **Runner Friendly Community application**
6. New Business / Other Agenda Items
7. Next meeting
8. Adjournment

Ypsilanti Non-Motorized Advisory Committee Meeting Agenda

Thursday, January 12, 2023, 7:00pm

Ypsilanti District Library, 229 W. Michigan Avenue – Main Floor Meeting Room

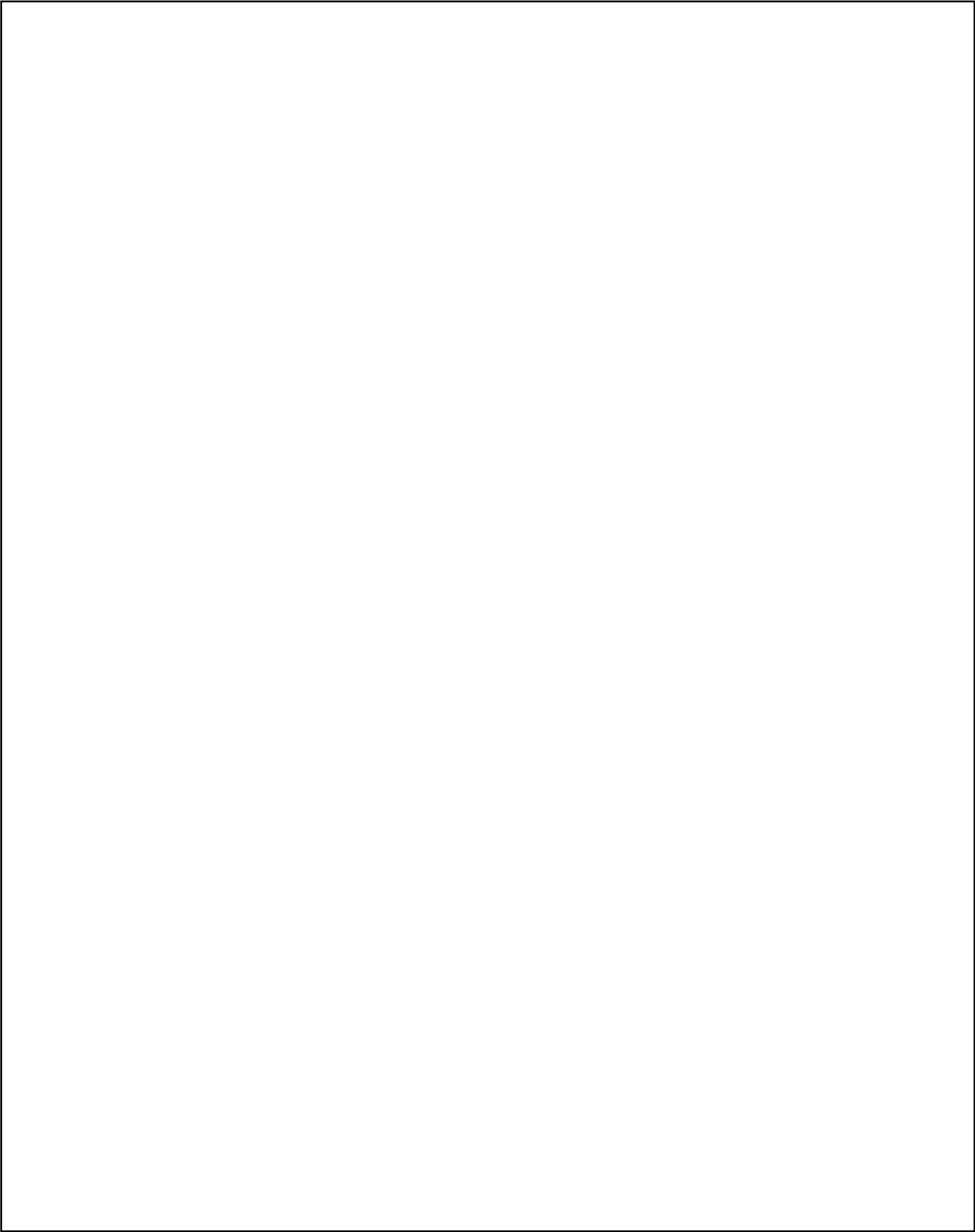
Agenda

Note: **Bold items** on the agenda indicate a priority for this meeting.

1. Call to order - Meeting start time 7:05pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Mike Davis Jr., Dylan Goings, Jenny Rose Ryan and Bob Krzewinski (quorum met). City planner Holli Andrews also in attendance.
2. Introductions - Audience participation - Public input: New meeting attendee Jessi Kwek expressed interest in joining the committee.
3. General business
 - a. Agenda approval - Motion by CM Davis, seconded by CM Goings, all approved
 - b. December meeting minutes - No quorum in December so there was no official meeting and no minutes to approve
 - c. Recommendation For Committee Chair To Planning Commission (Bylaws requirement) –
 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.
Motion by CM Krzewinski to appoint Dylan Goings as the new Committee Chair, seconded by CM Davis, all approve.
 - d. Bylaws addition – Adding period of transition of new Committee Chair.
Motion – Change Bylaw 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 **commencing 14 days after incoming Chair is approved by the Planning Commission.**
Motion by CM Davis to accept this bylaw change, seconded by CM Ryan, all approve.
4. Old & continuing business
 - a. 202 Committee priorities - Discussion to update the committee priorities list for 2023, decided to move the vote to the next meeting after members have a chance to review updates provided by CM Davis.
 1. City Non-Motorized Plan
 - **Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date)**
 - **Improved pedestrian signals & crosswalk ordinance - Accessible Pedestrian Signal**
 - 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. **Quick build projects?**
 3. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows. **“Bikes May Use Full Lane” signs (link to League of Michigan Bicyclists web page on this subject at <https://tinyurl.com/LMB-BikeSign> Quick build projects?**

Committee to discuss and identify where such signs could possibly be placed by the city.

4. Communication & Education
 - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings.
 - Publish quarterly Non-Motorized Committee newsletter:
 - Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
 - Spring bicycle safety education program for both motorists and bicyclists: May "Give Them Room" (3-foot passing a bicyclist by a motor vehicle driver).
 - 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**
Committee discussed possible options for community involvement to advertise and encourage use of the new connectors. Plan to seek adoption and support via an online community survey through a new Ypsi Connector website that will be put together. CM Davis has edits to the initial language for the website proposed by CM Ryan, will review at the next meeting. In the meantime, CM Goings to create the website.
7. Border To Border (B2B) Trail gap completion and enhancement: Grove Road bridge curb safety improvements
8. Bike & Walk Friendly Communities
 - Walk Friendly Community – **City "entrance way" signage**
 - 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
 - **Runner Friendly Community application**
9. Events & Community Outreach - Organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Fall "Be Seen" campaign (cyclists and pedestrians wearing reflective clothing), Halloween safe trick-or-treating:
10. Safe Routes To School
5. New Business
 - a. City Planning Department and Public Services Department updates
 - b. Other
6. Other Items - Annual Report and Committee appointment/bylaw updates to be submitted to the Planning Commission at their January meeting
7. Next meeting
8. Adjournment - Meeting adjourned at 7:45pm, motion by CM Davis, seconded by CM Ryan, approved by all. Next meeting scheduled for Thursday, February 09 at 7pm at the Ypsilanti District Library, 229 West Michigan Avenue.





City of Ypsilanti
Community & Economic Development Department

February 3, 2023

Staff Review
Special Use and Site Plan Applications
206-210 N Washington Street

GENERAL INFORMATION

Applicant	Avalon Housing Michael Appel, Representative
Project	206-210 N Washington New Apartments
Public Hearing Date	February 15, 2023
Location	206-210 N Washington (Parcel 11-11-40-411-003 Legal Description *OLD SID - 11 11-441-334-00 YP CITY 44W-24 S 22' OF LOT 331 & ALL OF LOT 334 & N 1/2 OF W 1/4 OF LOT 335 & VAC ALLEY ADJ TO REAR OF LOT 334 NORRIS & CROSS ADDITION. 206-210 N WASHINGTON.
Zoning	CN – Core Neighborhood
Action Requested	Special Use Permit Approval and Site Plan Approval
Staff Recommendation	Approval

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan Review approval to build a multi-dwelling / affordable housing development in the walkable urban district of Ypsilanti. The project Parcel 11-11-40-411-003 is on the east side of N Washington Street between Emmet and Washtenaw. The parcel is 0.42 acres with frontage on N Washington in the Riverside neighborhood. There is an existing ~11,059 square foot structure, a former apartment building which was severely damaged by fire in 2017 and has been vacant since then.

The property is currently owned by the City of Ypsilanti, and Avalon Housing is evaluating the site for redevelopment as affordable housing. After an extensive review completed by Wagner Engineering, the applicant determined that the existing building is not suitable for renovation and proposes to construct a 3-story building with (22) one-bedroom apartments and related sitework. (Refer to HDC attachment).

The plan includes the preservation of two historically designated sheds at the east side of the site.

BACKGROUND

This housing development was conceived when the applicant answered an RFP to renovate the City-owned property. The fire-damaged building at 206 and 210 N. Washington Street was formerly a 16-unit apartment complex.

In November and December of 2022, the City of Ypsilanti's staff and Zoning Board of Appeals reviewed and approved the following variances, in order to make feasible the construction of affordable housing at 206-210 N Washington Street in the core neighborhood (CN) zoning district –

1. 122-556, Supportive Housing. The approved variance removes the limit of 8 occupants and the requirement for an on-site resident manager, due to low-income development fiscal budget feasibility.
2. 122-685, Parking dimensions. For 90-degree parking, this would require a 22' drive aisle width. The variance grants a 12' drive aisle width.
3. 122-691, Minimum and maximum number of parking spaces. This would require 1.5 spaces for each dwelling unit, plus guest spaces (1 per 10 units) which would require (35) parking spaces. The variance grants 2 parking spaces and one van accessible space.

During the process of granting these variances, the Office of Community and Economic Development concluded that the rules surrounding supportive housing need to be amended.

In January 2023, City staff and the Planning Commission approved a zoning text amendment to address the necessity for the granted variances. Article II Section 122-203 (Supportive Housing Definition) and Article V, Division 1, Section 122-557 Supportive Housing Conditions are currently in the process of readings and resolution by City Council. If passed, the "Supportive Housing" designations will be removed from the zoning ordinance, allowing the City of Ypsilanti to treat supportive housing the same as other residential dwellings. The goal of this amendment is to dismantle the barriers that perpetuate the segregation of historically disadvantaged and vulnerable communities and promote equity in zoning.

The decision was supported by the following permitted use and standards recommendations in the APA's Equity in Zoning Policy Guide –

- Treat assisted living facilities, congregate care communities, retirement villages, and supportive housing types as residential and not commercial uses and allow them in a wide variety of residential zoning districts.¹
- Treat housing with supportive services for people with disabilities the same as similarly sized residential uses. Group homes or supportive housing for those with physical and mental disabilities are protected by the federal Fair Housing Amendments Act (FHAA), and the required broad reading of the FHAA means that zoning should not treat group homes any differently than similar sized homes for people without disability. Ensure that the zoning regulations allow small group homes wherever single-household homes are permitted and allow large group homes wherever multi-family housing of the same size is permitted.²
- Allow a wider mix of uses in existing zoning districts to increase opportunities for historically disadvantaged and vulnerable populations to live closer to sources of employment and needed services.³
- Eliminate or reduce minimum off-street parking requirements in areas where those requirements serve as significant barriers to investment and are not necessary to protect public health and safety or pedestrians, bicyclists, or motorists using the facility. Because minimum off-street parking regulations result in raising the cost of housing and other development, they often make redevelopment of older infill sites difficult or impossible – which likely has a disproportionately negative impact on historically disadvantaged and vulnerable neighborhoods.⁴

¹ APA Equity in Zoning Policy Guide. *American Planning Association* (Chicago IL). 4 October 2022, 14.

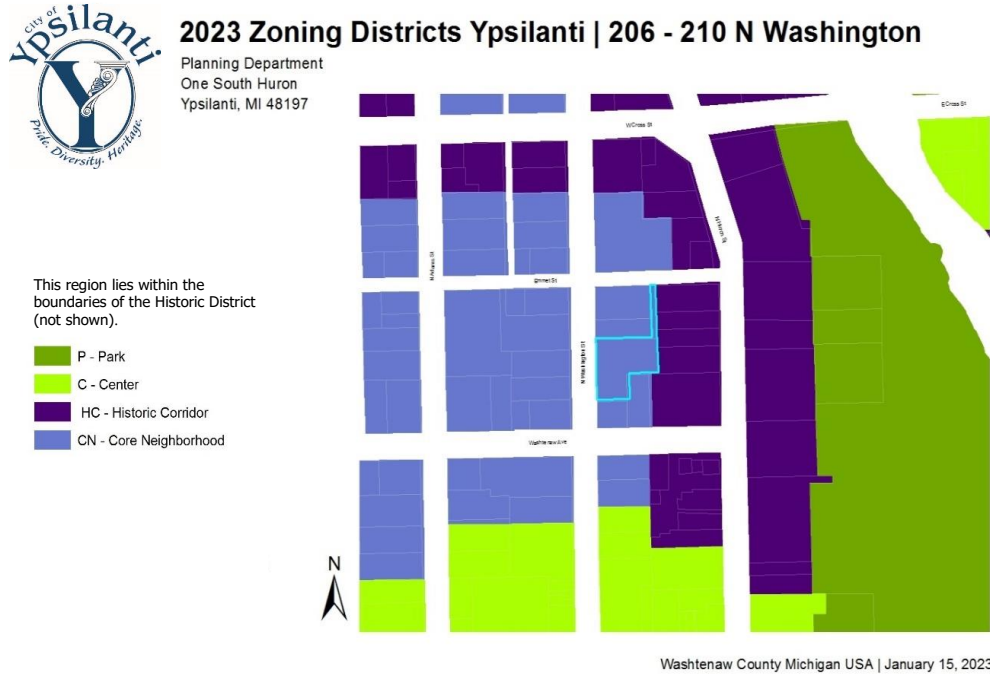
² APA Equity in Zoning Policy Guide. *American Planning Association*, 14.

³ APA Equity in Zoning Policy Guide. *American Planning Association*, 10.

⁴ APA Equity in Zoning Policy Guide. *American Planning Association*, 19.

In the wake of these planning decisions made by the City of Ypsilanti's ZBA and Planning Commission, Avalon Housing has submitted the attached site plan and special use applications with plans to build a multi-household residential development that will establish affordable housing in the heart of Ypsilanti's walkable urban district.

Figure 1



	LAND USE	ZONING
NORTH	Residential	CN Core Neighborhood
EAST	Residential	HC Historic Corridor
SOUTH	Coffee Shop	CN Core Neighborhood
WEST	Residential	CN Core Neighborhood

Figure 2 | Photograph of Site (Google image)



Figure 3 | Site Close-ups



SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

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

COMMENTS Avalon Housing proposes to build a multiple household dwelling designed for 22 apartments. The building design additionally provides for a community room, tenant laundry, and meeting rooms – tenants, property management staff, and supportive service providers to utilize. The new construction of the building and site improvements will fully comply with the City's zoning ordinance.

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

COMMENTS Spurring density and equitable access to one of Ypsilanti's walkable urban districts, this affordable housing development at 206-210 N Washington will satisfy the social and economic potential of the City's zoning ordinance and master plan. Avalon Housing's building design and historic preservation standards will transform the blighted lot and replace it with a community of tenants who will increase downtown density, enhance local businesses, and reside in homes that are but blocks away from goods and services. Securing this location for people who may enjoy its proximity to public transportation and a variety of employment opportunities means less vehicles in the heart of the city, less parking problems, and less air contamination – not to mention an elevated quality of life for the entire community.

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

COMMENTS Avalon Housing makes the case that the proposed development will provide public benefits including affordable housing, preservation of historic buildings, and the removal of blight from the Historic District. The applicant suggests that proximity to public transit, small business, services and walkability – as well as social well-being and connectivity make this type of affordable housing and wellness programming well-suited for the neighborhood. Architect David Esau is knowledgeable about the ordinance regulations and requirements, and has referenced them throughout the proposed plans. Also, due to the development's location in the Historic District, Avalon's Team has worked closely with the HDC and Preservation Planner, Ellen Thackeray to preserve the historic look and feel of the neighborhood.

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

COMMENTS Low-income families in Ypsilanti disproportionately rely on public transit to access jobs and other travel needs. Yet housing near the Ypsi Transit Center tends to be more expensive. Avalon Housing has earned a reputation for developing and maintaining safe and healthy affordable housing. This type of property management in concert with proximity to public transit can create a vibrant mixed-income neighborhood, as well as housing for people who enjoy a variety of transportation alternatives to automobile travel, benefiting safe pedestrian crossings, ADA mobility and bicycling.

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

COMMENTS None are anticipated.

CONDITIONS OF APPROVAL

§122-326

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

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Transit-oriented development like 206-210 N Washington connects people to jobs and economic opportunities without increasing traffic and displacing parking spots from potential visitors and patrons. Ypsilanti should use every tool in its planning toolbox to integrate affordable housing in transit-rich-neighborhoods and mixed-use districts – including up-zoning, harmonized housing and transit planning, and incentives to promote housing construction with transit access. Doing so will increase our social capital, fulfill our goals to establish equity in zoning, and improve the use and enjoyment of our urban streets, sidewalks, and amenities.

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."

Article IV Sec. 122-440 Core Neighborhoods. Core neighborhoods are built on a grid street network connected to the adjacent business districts. They border center districts or other core neighborhoods. These neighborhoods have a range of residential building types, with religious institutions, schools, stores and automobile filling stations intermixed.

Article II Sec 54-32 Historic District. Historic preservation is declared to be a public purpose. The purpose of this article is to safeguard the heritage of the city by preserving districts which reflect elements of its cultural, social, economic, political and architectural history and natural environments; to stabilize and improve property values in such districts; to foster civic beauty and pride; to strengthen the local economy; to promote the use of the historic districts for the education, pleasure and welfare of the citizens of the city and the state; and to encourage new buildings and development which will be harmonious with existing historic buildings and neighborhoods but will not necessarily be of the same architectural style, the purpose being to develop historic districts as vital living areas in which each succeeding generation may build with the quality and sensitivity of past generations.

Figure 4 | Specific Use Regulations

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
ART IV Div III Sub I	Specific Use Regulations	Multiple Household Dwellings (more than 4 units per building) is a special use in the Core Neighborhood zoning district.	Building destroyed by fire. Designated as Demo by Neglect in 2019 by the HDC.	22 1-bedroom apartments.	See below.

COMMENTS Avalon Housing is proposing to construct a new 22-unit apartment building. The existing blighted residential structure will be demolished. The two historic outbuildings located on the property will be preserved and renovated as guided by the Historic District Commission. The proposed apartment building will have all 1-bedroom apartments on 3 stories and provide tenant amenities including a common room, on-site laundry, and meeting rooms for property management and support services. Per variances granted by the Zoning Board of Appeals, the development will provide 3 parking spaces at the rear of the site, one of which meets ADA van-accessible requirements, and will be accessed by a 12' wide drive. The total building area of the new construction is 24,366 square feet.

Figure 5 | Supportive Housing

Other considerations embedded in the initial proposal include that the apartments will be dedicated to a supportive housing program managed by Avalon Housing.

Primer on Variance and Zoning Text Amendment | 122-556, Supportive Housing. The approved variance **removes the limit of 8 occupants and the requirement for an on-site resident manager**, due to low-income development fiscal budget feasibility. The standards for this variance were deliberated and supported by the Zoning Board of Appeals on December 5, 2022.

A zoning text amendment was approved by the Planning Commission on January 18, 2023 to remove "Supportive Housing" from the zoning ordinance. The ZTA will go before City Council for its first reading on February 21, 2023.

A copy of the variance applications and staff review are attached and available for viewing. A copy of the Zoning Text Amendment staff review on the removal of supportive housing references and categorization are also available. The red checks ✓ in the tables below indicate variances granted prior to the application submissions.

Sec. 122-557. Supportive housing.

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
ART V Div I	Specific Use Regulations	The maximum number of persons served per the facility shall not exceed eight. ✓	Variance approved by the ZBA removes this requirement.	22 1-bedroom apartments.	See primer above.
		On-site services shall be for residents of the facility only.			
		If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who resides on the premises. The property owner must provide the name and contact information of this person upon request by the city. ✓	Variance approved by the ZBA removes this requirement.	Avalon Housing employs on-call personnel who respond and attend to calls 24/7 for building maintenance and support services.	See primer.
		For each adult cared for, the square footage of outdoor recreation or relaxation area required by the building code must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.		12 ft X 32 ft patio. See SP-04.	
		All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.		Refer to attachment from HDC for renderings, context and requirements.	
		Screening in accordance with §122-634 shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single-family and two-family purposes.		Deciduous trees and tree fences along north side of property between side lot and driveway. Conflicting land use tree border on east side of lot (rear).	

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."

An historic chronology of the property and demo plans, as well as a site rendering and context provided by the City's preservation planner, Ellen Thackery is available for viewing. See attachment.

Figure 6 | Building Type and Private Frontage Standards

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For walkable urban districts – building type required.					
122-465	Building type	Determined by lot size	Vacant	Apartment	Existing blighted building will be demolished.
	Lot size	4,000 to 90,000 sf	19,945 sf / 0.46 ac	19,945 sf / 0.46 ac	
	Lot width	30 to 300 ft	154.03 ft	154.03 ft	
	Lot depth	100 to 300 ft	164.86 ft	164.86 ft	
	Lot coverage	80% max	32%	45%	
	Street (front or side) setback	10 ft to 25 ft max	11.96 ft	10 ft	
	Side (interior) setback	5 ft	2.03 ft	13.9 ft	
	Rear setback	15 ft	6.46 ft	16.4 ft	Rear setback adjacent to single family – Existing 45.75 Proposed 59.5 Required 25 ft
	Frontage buildout (%)	60 to 80%	49%	71%	

	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	Street setback -- 30ft Side setback -- 10 ft Rear setback -- 10 ft Footprint -- 800 sf No more than two detached accessory buildings are permitted per parcel.	129.9 ft 0 ft 1.45 ft 879 sf	129.9 ft 0 ft 1.45 ft 879 sf	Two existing historic accessory structures proposed to remain and be restored.
	Principal building height	2 to 6 stories	3 stories	3 stories	
	Accessory structure height	Restoration per HDC			
	Parking location		N/A	Rear of lot	
	Fences		Two existing fence located on the south end and the east end of the lot to remain – see SP-07 in the plans.		

Figure 7 | General Site Regulations

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-602 to 603	Damaged or destroyed buildings; Moving of buildings.		Building destroyed by fire.	Demolition application submitted to HDC on 1/10/2023 accepted as complete.	See HDC attachments and SP-03 in the plans.
122-607	Building entrances	Must face street.	N/A	Complies	
	Rights of way	Constructing over ROW is unlawful.	N/A	Complies	
	Easements	Constructing over easements needs permission from easement holder(s).	N/A	N/A	
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	N/A	Proposed enclosure complies.	SP-08 in the plans.
122-609	Required lighting	Lighting required for building entrances/exits, parking, and loading used at night.	N/A	TBD	

	Lighting levels	• not >0.5 fc at lot line • not < 0.3 fc anywhere where lighting required. must average > 0.5 fc across entire area where lighting required.	N/A	TBD	
	Fixture height	Not > 16' height	N/A	TBD	
	Ornamental lighting	Regulations for interior-to-exterior lighting, up lighting.	N/A	N/A	

Items to be addressed:

- Applicant shall submit a lighting plan 122-609.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

Primer on Variances | Sec. 122-685. Parking dimensions. For 90-degree parking, this would require a 22' drive aisle width. The variance replaces this requirement with a 12' drive aisle width.

Sec. 122-691. Minimum and maximum number of parking spaces. This would require 1.5 spaces for each dwelling unit, plus guest spaces (1 per 10 units) which would require (35) parking spaces. Applicant proposes 3 parking spaces and one van accessible space.

The standards for the variances were deliberated and supported by the Zoning Board of Appeals on December 5, 2022.

"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 8 | Site access, traffic and parking.

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-685	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	Drive aisle 12'	See variance report.
	Off-street parking for all other uses: access	Parking lots shall have adequate access for pedestrians and vehicles, including paved walkways of minimum 5' width.	N/A	Complies	

	Off-street parking for all other uses: maneuvering drives	All parking 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	Complies	
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff.	N/A	Complies	
	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	Complies	
	Off-street parking for all other uses: setback from street	By district	N/A	Complies	
	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	Complies	SP-04

	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 stripes 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	The proposed three-space lot plan shows striping in compliance with these regulations. A barrier-free parking sign is also included in the plans.	SP-04 SP-08
	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	TBD	
	Parking landscaping: landscape distance	Landscaping shall be planted no closer than 3' from curb edge.	N/A	Complies	
	Parking landscaping: vehicular visibility	Landscaping shall not hinder vehicle visibility.	N/A	Complies	
	Parking screening	Off street parking in side and rear yards that abut a residential zoning district shall be screened in accordance with 122-634. Parking lots visible from public ROW shall be screened with wall or landscaping planting, reaching 80% opacity, 3' to 4' high	0	7 cedars (Thuja occidentalis) to screen parking from neighboring lot and aligning to 80% opacity.	
	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	Bumper blocks are indicated on the plan.	

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	Plans comply.	
122-691	Parking space base calculation	1 space per 250 square feet of gross floor area. $4,536 \text{ sf} / 250 = 18.1$	N/A	✓ Three parking spaces (including one ADA van accessible) will be installed at the rear of the lot (see variance).	
122-692	Parking reductions: transit, car-share/carpooling, electric car, covered bicycle parking, seasonal bicycle, Planning Commission authority	Parking reductions	0.2 miles or 3-minute walk to YTC	Bike parking and storage.	
	Parking reductions: Walkable Urban Districts	Minimum base parking requirement is halved in walkable urban districts. 18 required parking / 2 = 9 total spaces required	Location	Reductions derived by variance.	
122-693	Required bicycle parking	1 per every 5 vehicle spaces = 2 required	N/A	Bicycle parking – rack and covered storage (historic outbuildings).	

Items to be addressed:

- Applicant shall submit a lighting plan to satisfy 122-683.
- Joint access easement between adjacent parcels should be recorded.
- Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
- Applicant shall establish a lighting plan for the parking lot in the rear.

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 new construction, substantial changes to impervious surface, utility work, landscaping, grading, and potential stormwater management.

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

SCREENING & LANDSCAPING

§122-311(h)

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

Figure 10 Screening & Landscaping

REF	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-631	Landscape plan requirements	Requirements include a required tree protection plan for trees being preserved.	15 deciduous trees.	Tree protection and maintenance plan included.	SP-07
122-632	Landscape elements	Trees shall comply with City tree list. Trees and plantings shall be non-invasive, native and hardy to Washtenaw County, etc.	N/A	Trees comply with the tree list. Plantings shall be native, non-invasive, and plantings acting as screening shall be hardy to Washtenaw County.	SP-07
122-634	Required screening	Required where conflicting land use abuts a residential zoning district. Planning Commission can waive location requirement upon finding that utilities interfere. Construction must be a wall, fence, or landscape buffer at least 6' in height and 80% opacity.		Screening provided by proposed cedar plantings and appears to comply.	
122-635	Fences and walls	Fence/wall standards	Existing fences to remain.		

122-636	Street trees	1 street tree per 30 linear feet of frontage required. Existing street trees may count as credit or more dependent on size. 154 ft/30 = 5 trees.	0	5 new street trees proposed.	SP-07 for details.
122-637	Foundation landscaping	Required for select building types.	N/A	Foundation beds and borders proposed.	
122-638	Site landscaping	At least 10% of total site area shall be landscaped	Deciduous trees.	10% landscaping.	

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."

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

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety comes first. City is dedicated to being a secure place to live, study, work, visit, and play. While budgets for safety services are separate from the Master Plan, decisions about land use, housing, transportation, equity and sustainability should protect and enhance safety.

Diversity is our strength. Ypsilanti is a multicultural city with people from different races, sexual orientations, incomes, and walks of life. The ability to be who you are attracts people to Ypsilanti. In decisions, the City will ask how actions welcome, provide opportunity for and sustain its diverse population.

Ypsilanti is sustainable. Every decision should foster the future, while replenishing resources – natural, economic and social. Efforts to make the city an environmentally sustainable place will continue. The financial viability of the city in 20 years should factor into decisions. Equity for everyone in Ypsilanti is another priority.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. Housing options should match the needs of the people. Those needs will change as residents age and move. The need for safe, quality, affordable homes for all should be factored into decisions.

Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond. The citizens of Ypsilanti want a complete transportation system with room on the roads for cars, buses, bicycles, and pedestrians, including those in wheelchairs or with strollers. The City is committed to integrating into the emerging regional transit system while enhancing the walkability of the community.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for developing a multi-household dwelling at the address of 206-210 N Washington with the following findings and conditions:

Findings

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

Condition:

1. The Special Use Permit approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **approve** the Site Plan for 206-210 N Washington with the following findings, waivers, and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Joint access easement between the adjacent parcels should be recorded.
3. Dumpster access easement between the adjacent parcels should be recorded.
4. Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
5. Applicant shall submit a lighting plan (122-609).
6. Applicant shall provide a bicycle parking and storage plan (122-693).

Holli Andrews, City Planner
Community & Economic Development Division

CC File
 Applicant



HDC Work Permit Staff Review

Property address: 206-210 N Washington

Property History:

206 and 210 N Washington are now connected. The buildings were not considered contributing at the time of the National Register nomination in the early 1980s. The buildings were considered together as a modern three-story apartment building that did not contribute to the district. Now, it is understood that the taller building began in the mid-1800s as a two-story house and evolved into the three-story Modern apartment building that stands today, and that the one-story Modern portion was the architectural office of R. S. Gerganoff. The significance of Gerganoff's firm has become better understood since the National Register nomination was written. The building suffered a fire in 2017. See the attached building history.

Because demolition of a historic resource in the historic district does not follow the Secretary of the Interior's Standards, no relevant Standards are cited below. A notice to proceed would eventually be issued for an approved demolition.

Date of Application: January 3, 2023

Date of Review: January 6, 2023

Date of Meeting: January 10, 2023

Proposed work: Demolition of the three-story apartment building. The plan is that another three-story apartment building will replace the current building, but that plan is not yet completely finalized. A concept has been provided with this demolition permit application.

Materials:

Demolition.

After that, a new building is tentatively being proposed to be built with painted lap siding and trim (material not specified on drawings), brick, and cast stone. Staff did not see window, door, or roof material specified on drawings.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

Staff review:

1. Because the loss of any resource within the local historic district can have a significant impact on the district, considering a demolition application is a serious and multi-part process.
2. At the first meeting at which a demolition application is considered, the Commission shall determine whether sufficient information has been submitted with the application. The Commission may request any additional information it deems necessary for its determination.
3. If the application can be accepted as submitted, the Commission shall vote to accept the application and schedule a public hearing.
4. (The application is considered formally accepted as of the date of the vote to accept.)
5. If the application cannot be accepted because additional information is needed, the application review may be postponed until such time as the additional information becomes available.
6. No action shall be taken by the Commission at this first meeting.
7. No demolition can begin on site at this time.

Potential Motions:

Move to accept as complete Application PHDC 23-0002 dated January 3, 2023 for the proposed demolition of the existing building at 206-210 N Washington, and move to schedule a public hearing for the next historic district commission meeting, scheduled February 14, 2023. Staff will execute necessary tasks (publishing notice of hearing, notifying necessary neighbors of hearing, etc.) in order to hold the public hearing February 14, 2023. This motion is *not* a motion to approve demolition. No demolition can begin on site at this time.

Move to postpone the review of Application PHDC 23-0002 dated January 3, 2023 for the proposed demolition of the existing building at 206-210 N Washington so that the applicant can provide [list necessary information], and/or so that staff can provide [list necessary information], and/or so that the commission can further investigate [list necessary information]. This application is not considered complete at this time. Once staff has received the necessary information, this application will be added to a meeting agenda and re-reviewed for completeness at that time. No demolition can begin on site at this time.

Prepared by:

Ellen Thackery, Preservation Planner

206-210 N Washington Chronology (Updated 1/13/23)

The property at 206-210 N Washington includes an office/apartment building and two ancillary buildings: a hen house and carriage barn. The apartment/office building suffered a fire on January 1, 2017. Demolition by Neglect proceedings began September 7, 2018. The property entered tax foreclosure on April 2, 2019 and was owned by Washtenaw County until August 2019 when the City of Ypsilanti purchased it. The building's stability has been compromised due to the fire and it is on the city's dangerous buildings list. The City determined that affordable housing should be made available on site, issued a Request for Proposals (RFP), and selected Avalon Housing as the partner for this project in 2020. The proposed development proposes preservation of the two outbuildings behind the existing office/apartment building and demolition of the existing office/apartment building.

Property History

The building has been through many changes and alterations. Based on photos on file, the original building was a two-story Italianate house with a rear modest Queen Anne-style addition. Original house appears to date to ca.1860 while the rear addition dates to ca.1885. The property was first illustrated on a Sanborn Map in 1888, which depicted the footprint of the original house with the rear addition.¹ The map also noted four ancillary buildings on site. Northeast of the house was a wood house, ash house (both not extant), and hen house (extant). The fourth outbuilding appears to have been a carriage barn, located southeast of the house (extant). By 1916 the hen house had been converted to a garage.² The wood house and ash house were removed by 1927, and both the hen house and carriage barn were converted garages.³

By the 1930s, a one-story ell had been added to the south elevation, but the overall exterior of the house had changed little. By the 1940s, however, the building had been substantially altered by the addition of a third floor, and removal of the front porch for a one-story stone-clad entrance pavilion. A sign on the addition indicates it was the offices of notable Ypsilanti Architect, R. S. Gerganoff, who appears to have remodeled the rest of the building as well. Based on blueprints on file in the Planning Department, Gerganoff modernized the building ca. 1955, altering the façade, expanding the south ell, and adding the Modern features seen today. Photos from this period have not yet been identified.

R. S. Gerganoff

Rashko Stoyan Gerganoff was born January 19, 1887 in Kereka, Bulgaria.⁴ He immigrated to the United States in 1905 and worked as a cabinet maker before enrolling in the architecture program at the University of Michigan in 1910, graduating in 1917. He completed the State Board in 1920, the same year he became a citizen, and changed his name to Ralph Stephens Gerganoff.⁵ He worked for the Detroit firm Donaldson and Meier before establishing his own practice in Ypsilanti in 1925. Among his early projects in Ypsilanti was the Neoclassical-style Counselor Apartment building at 108 Washtenaw, which he owned. Early designs by Gerganoff appear to have favored Period Revival Styles.

¹ Sanborn Map Publishing, *Ypsilanti, Michigan*, (New York: Sanborn Map Publishing Co., 1888), 4.

² Sanborn, *Ypsilanti, Michigan*, (1916), 5.

³ Sanborn, *Ypsilanti, Michigan*, (1927), 14.

⁴ Peg Porter, "R. S. Gerganoff: An Architect for the 20th Century," *Ypsilanti Gleanings*

⁵ Porter, "R. S. Gerganoff," 3.

In the 1930s he designed the City Printing building on West Cross Street and a number of projects for Michigan State Normal College (now Eastern Michigan University).⁶ At this time, Gerganoff's buildings adopted elements of Modernism, such as the popular Art Deco and Art Moderne styles. Among his projects at the Normal College were multiple residences halls, Pierce Hall, and the Rackham School. It appears that during this period, his offices moved into the building at 206-210 N. Washington.

In 1947, Gerganoff brought his nephews Stoyan (Steve) and Zdravka (Zack) to Ypsilanti from Bulgaria.⁷ He put them through architecture school and employed them in his firm. During the mid-century the Gerganoff firm designed numerous schools in Ypsilanti, including the Chapelle School and West Junior High School. Other works included commercial buildings across Washtenaw County, and the Beyer Hospital in Ypsilanti. By this time, Gerganoff had heavily implemented the principles of Modernism into his designs, including his own home at 1330 Huron River Drive. His office building at 206-210 N Washington was remodeled in 1955 with an expanded office wing and Modern façade. R. S. Gerganoff died in 1966. The firm was succeeded by Stoyan Gerganoff, and later by Zdravka Gerganoff in 1980.⁸

Property Significance

According to the Ypsilanti Historic District National Register nomination, 206-210 N Washington is non-contributing to the district. The nomination does not mention the hen house or carriage barn. The local Ypsilanti Historic District listing does not denote contributing/non-contributing buildings, but in order to make defensible decisions, the HDC should consider the current NRHP listing as the guide.

Staff recommends that the principal building, 206-210 N. Washington, is significant under Criterion B, for its association with the productive life of R. S. Gerganoff. Gerganoff was a major local architect with works across the state. The building appears to have served as his offices for approximately 30 years.

Staff also recommends that the two ancillary buildings, the hen house and carriage house, be considered contributing to the Historic District. These outbuildings contribute to the district's setting, and embody the ways residential neighborhoods have changed over the years. Staff has not yet conducted research into the outbuildings' context; the intact henhouse, however, is possibly unique within the historic district.

Potential Demolition Mitigations

Avalon has expressed interest in demolishing the apartment and office buildings at 206-210 N Washington. Staff has identified possible demolition mitigation measures to include:

- Full documentation and a report on the property, to be kept on file at the Ypsilanti Historical Society.
- A report and/or survey on the works of the Gerganoff firm in Ypsilanti, to be kept on file with the City, Ypsilanti Historical Society, and Ypsilanti Public Library.
- Finding a way to move or preserve the outbuildings.
- Erecting an interpretive marker or markers at sites related to Gerganoff.
- Supporting a historic walking tour of Gerganoff buildings.

⁶ Porter, "R. S. Gerganoff," 20.

⁷ Porter, "R. S. Gerganoff," 21.

⁸ A2Modern, Ralph Gerganoff, accessed April 23, 2019, <http://www.a2modern.org/architects/ralph-gerganoff/>.

Photographic Timeline of 206-210 N. Washington. Historical photos are courtesy of Ypsilanti Historical Society.



206-210 N. Washington, ca. 1900. Photo looking northeast to façade and south elevation.



206-210 N. Washington, ca. 1900. Photo looking northwest to east and south elevations.



206-210 N. Washington, ca. 1900. Photo looking southwest to east and north elevations.



206-210 N. Washington, ca. 1930. Photo looking northeast to facade and south elevations. Note the one-story office addition.



206-210 N. Washington, ca. 1940. Photo looking northeast to facade and south elevations. Note the addition of the third floor and the carriage barn behind the one-story office wing.



206-210 N. Washington, 2019. Photo looking east to facade.



206-210 N. Washington, 2019. Photo looking northeast to façade and south elevation.



206-210 N. Washington, 2019. Photo looking southeast to façade and north elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking west to east elevation.



206-210 N. Washington, north carriage barn, 2019. Photo looking northeast to south and west elevations.



206-210 N. Washington, south carriage barn, 2019. Photo looking southeast to north and west elevations.



Ypsilanti Historic District
Demolition Permit Application

Date Filed 1/3/23 for HDC meeting date _____

Property Address 206-210 N. Washington

Applicant: Name Avalon Housing, rep: Michael Appel

Address 1327 Jones Dr., Suite 102

City Ann Arbor State MI Zip Code 48105

Phone 734-663-5858 Fax _____

Email mappel@avalonhousing.org

If applicant is not owner:

Owner's name City of Ypsilanti

Address 1 S. Huron St.

City Ypsilanti State MI Zip Code 48197

Phone 734-483-1100 Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name Phoenix Contractors (via demo sub TBD) ⁷³⁴⁻⁴⁸⁷⁻⁹⁶⁴⁰

Address and phone 2300 Bishop Circle E, Dexter, MI 48130

Cost of proposed work \$121,000

Permit Application Fee \$235

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed 1/3/22 for meeting date 1/10/22
Property Address 206/210 N. Washington St.
Applicant Avalon Housing

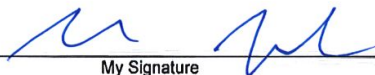
Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☒ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☒ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

See attachment for further explanation.

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.


My Signature

1/3/22
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Supplement to Ypsilanti HDC Demolition Permit Application

206 N Washington, Ypsilanti, MI

Grounds for Demolition of existing building

We have prepared the enclosed application for the Ypsilanti Historic District Commission. Most of the available grounds for demolition apply.

History: The existing building had a significant fire in 2017 that left it vacant and unlivable. The Owner at the time attempted to start a renovation, but ended up giving up the building to the County for non-payment of taxes, and it was bought by the City of Ypsilanti in August of 2019 so the City could control redevelopment of this important near-downtown site. Avalon Housing was selected by the City as a developer of choice to redevelop the building as low-income housing.

Avalon's architect, Cornerstone Design Inc (CDI), started on documentation and evaluation of the existing building in mid-2021 after the contractual issues between Avalon and the City were generally worked out. After extensive review, CDI recommended demolition and new construction because the building had extensive issues from the fire, from subsequent deterioration due to water and cold intrusion, and from inadequate and poorly done original construction. Architectural and structural reports on the existing building are attached. A preliminary discussion about demolition was held with the HDC in April 2022.

This application to the HDC is being submitted as the site plan approval process begins in early 2023. Once site plan approval is obtained, Avalon will seek tax credit financing (and other sources) for the project, which can be a matter of months or years depending on the competitiveness of the upcoming financing rounds. After financing is confirmed, full construction documents for the new building will be developed and bid out to subcontractors, then final financing documents will be developed. As a result, actual demolition is likely at least a year off, probably much more. Avalon anticipates returning to HDC with a full Work Permit Application when the planning and building materials selections are further along.

Grounds for Demolition: Under the existing conditions, most or of the available grounds in the application apply, as follows:

1. *The structure constitutes a hazard to the safety of the public or the occupants.* As noted above, the building is not currently livable, and is dangerous to visit. There are areas of heavily fire damaged construction which cannot be safely entered. Remaining floors have missing or severely deteriorated sheathing and even framing; framing and other construction is inadequate and poorly designed for current loads even before the fire; and there is extensive water intrusion making areas slippery. Fixing the issues is expected to cost as much as new construction, for a building with fewer and greatly inferior apartments than the new building (as well as not meeting current energy use goals and probably needing variances from some code requirements).
2. *The structure is a deterrent to a major improvement program.* We believe Avalon's proposed new low-income housing development will be an important benefit to the community, creating

a building which incorporates modern, efficient apartment units. City Council's selection of Avalon for redevelopment of the site indicates the value of affordable housing to the City. As indicated in the reports from Avalon's architect and structural engineer, and shared with staff and City Council in May 2022, the structure is a deterrent to Avalon's ability to redevelop the site as affordable housing. We have not yet "obtained all necessary planning and zoning approvals, financing and environmental clearances" as spec'd in the application, because we were told by the city that we should get HDC approval along with site plan approval, and because the competitive affordable housing financing requires site plan approval for a competitive application.

3. *Retaining the structure will cause undue financial hardship to the owner.* This is ultimately the call of the actual owner, the City of Ypsilanti. Avalon has determined that in order to provide affordable, supportive housing at this location, retaining the structure would make financing unlikely to succeed due to the lower number of units, the size and accessibility of those units, and the number of variances from current code and standards required to preserve the current structure.



To: Joe Meyers, Director of Economic Development

From: Wendy Carty-Saxon & Michael Appel, Avalon Housing

Re: 206/210 N. Washington St. redevelopment

Date: May 13, 2022

This memo is an update regarding our due diligence work in response to the RFP for Affordable Housing Development at 206/210 N. Washington. If you could share this with interested City Council members and the Mayor, that would also be appreciated.

As you know, we have spent a good deal of time and effort to understand the current conditions at the property, asking our in-house development staff—along with our architect and general contractor—to determine the best path forward. Not only did our architect spend extensive hours on site both creating a more detailed layout of the existing building, but, at his suggestion, we also brought in a structural engineer to evaluate the building.

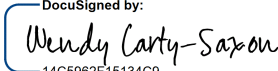
The conclusion of both the architect and the structural engineer is that the existing building is not a good candidate for renovation. This certainly arises from the damage done to the building due to the fire and to water exposure since. But the structural elements themselves raise significant challenges as well. The building was added on to multiple times, not just when the southern one-story addition was added; both the main three-story building and attached one-story building are comprised of multiple sections with differing and inconsistent structural layouts. Renovation of the structure would likely preserve little beyond the exterior walls once damaged elements are removed, unsafe conditions are addressed and current codes are applied.

Understanding that this conclusion was not the anticipated outcome in the development process, we met with both City and County staff charged with economic development and historic preservation, as the building is in the Ypsilanti Historic District, and our financing options would include County administration of federal funding that has historic preservation requirements. At their suggestion, we brought our findings to the Ypsilanti Historic District Commission (HDC) as a Study Item at their meeting on April 12, 2022. We understand that our proposal to demolish the existing residential structure, preserve the two historic out-buildings and build a new affordable housing development on the site will require approval by the HDC. No vote was taken, but the comments by the commissioners indicated their understanding of the situation. In particular, we were told that we should return with a formal request for their support at the appropriate time and that our request would need to meet the standards of the ordinance for demolition and that any efforts to recognize the history of the property should also be included.

Working with our architect, we believe we can develop up to 20 units of affordable housing in a building that will also include common tenant amenities. We continue to look at supportive housing as a needed and appropriate use at that location. We also believe there are a number of financing options that could work.

Our plan is to move forward our site plan and entitlement approval process in the coming months, including compliance with the community benefits ordinance. We still believe that we are on track to sign off on the due diligence contingency in our Sales Contract with the City by August 12, 2022. This would also put us in a good position for financing applications that will open up this summer and into the fall.

If you, Council Members, the Mayor, or other stakeholders have questions or want more information, please let us know. We are happy to share the basis of our conclusions, respond to questions, and listen to community preferences.

DocuSigned by:

wendy Carty-Saxon
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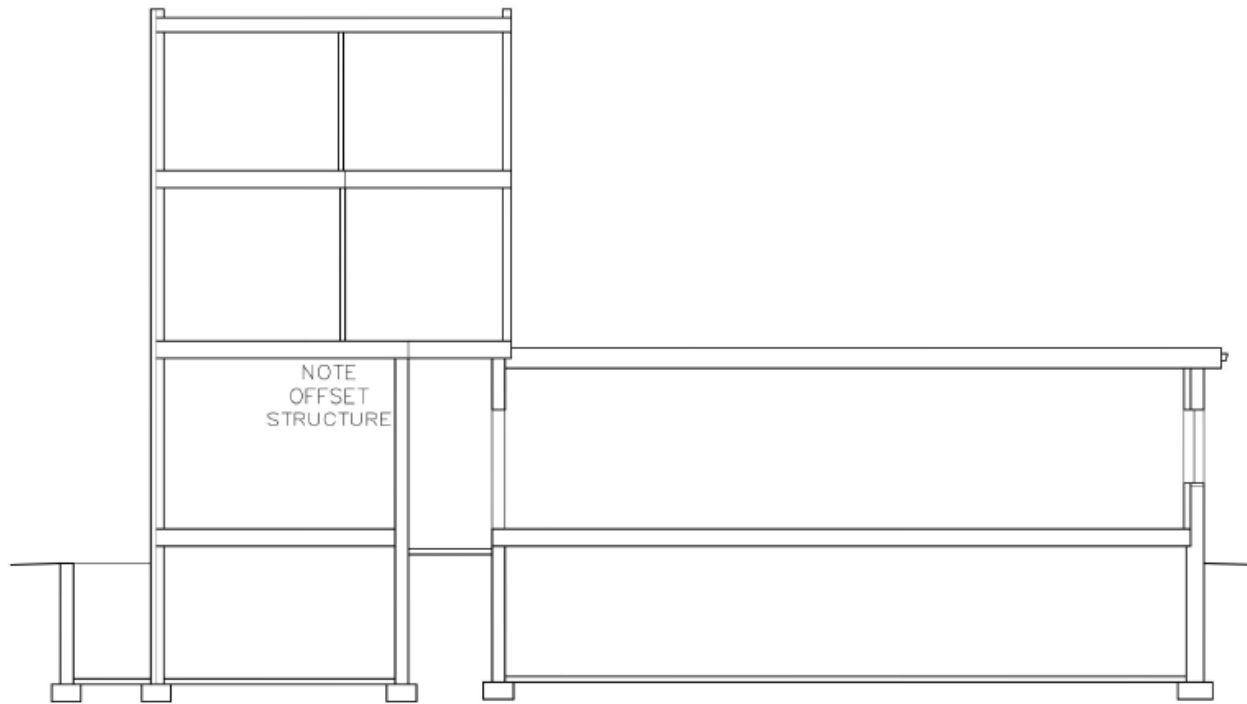












CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM

SECTION A-A
206-210 N. WASHINGTON
YPSILANTI, MI



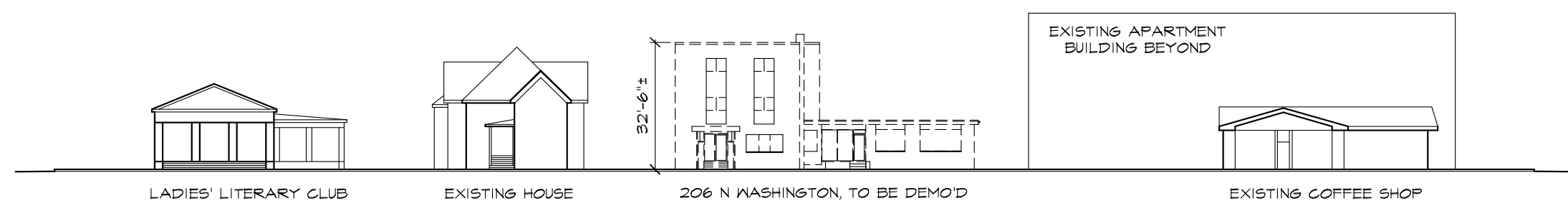
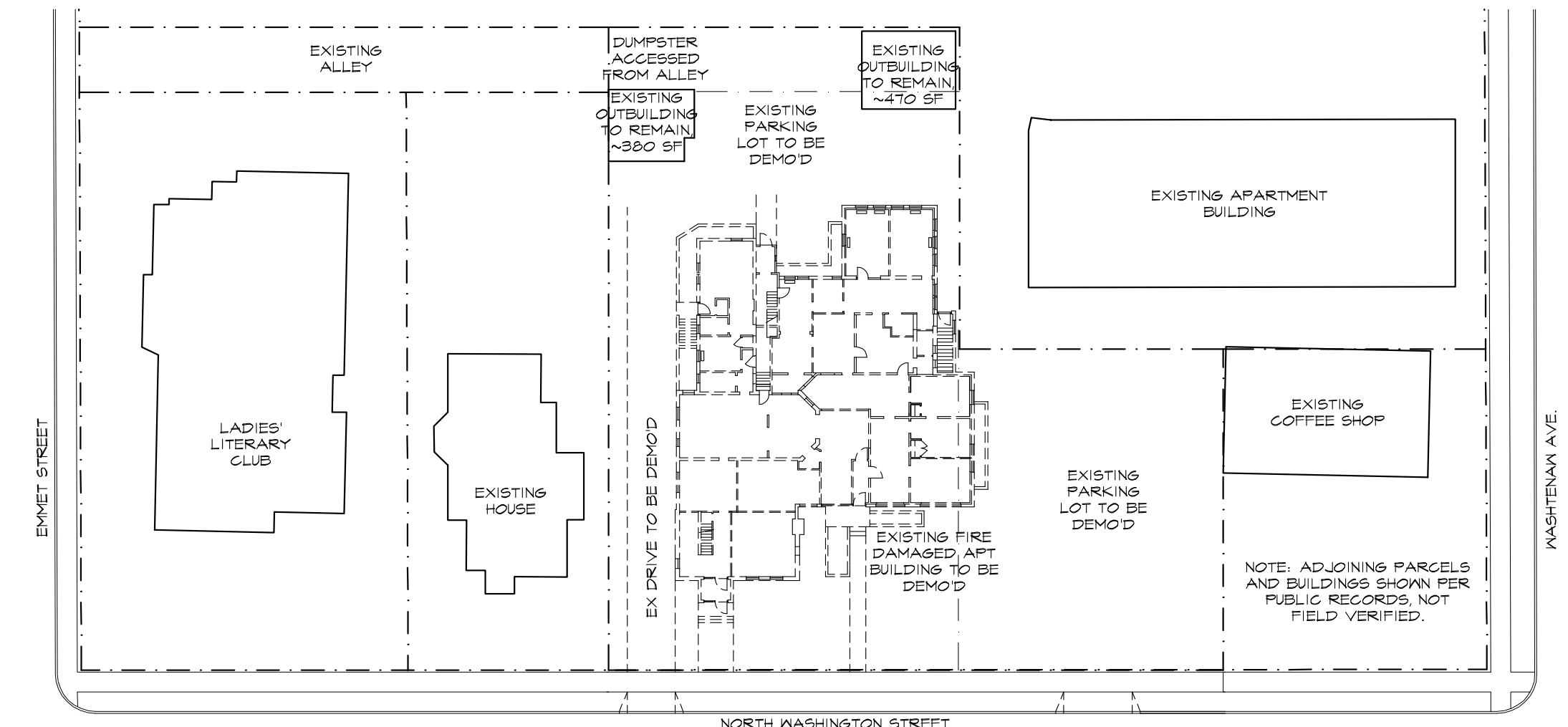
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Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23
C-1



Demolition Plan and West Elevation with Context

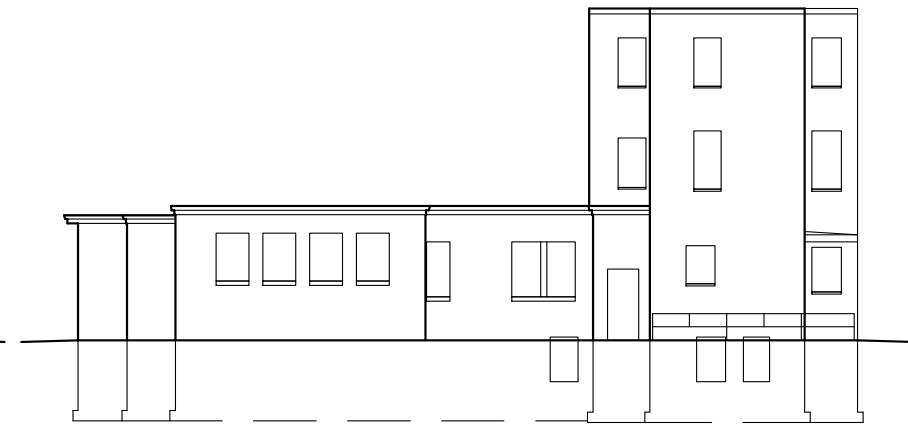
1" = 30'-0"

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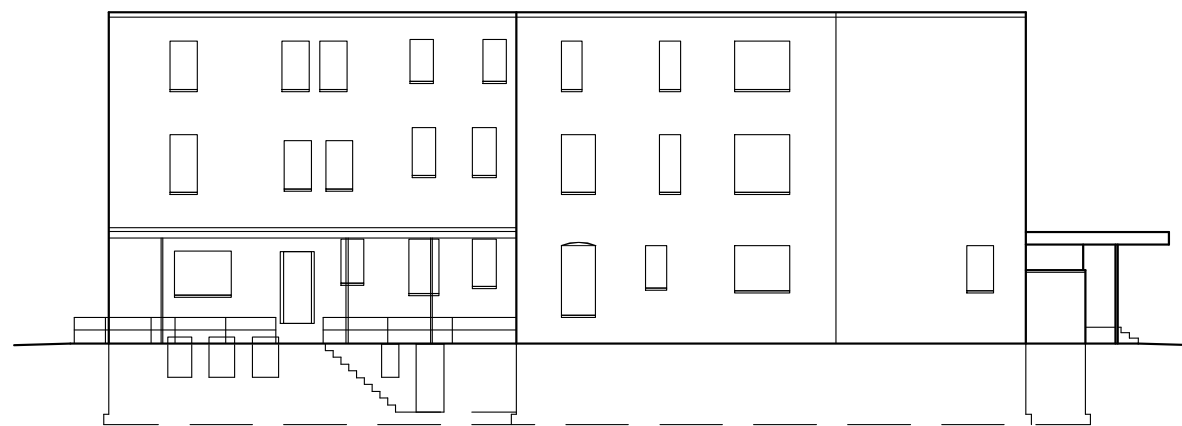
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EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

Existing Building Elevations (proposed to be demo'd)

1/16" = 1'-0"

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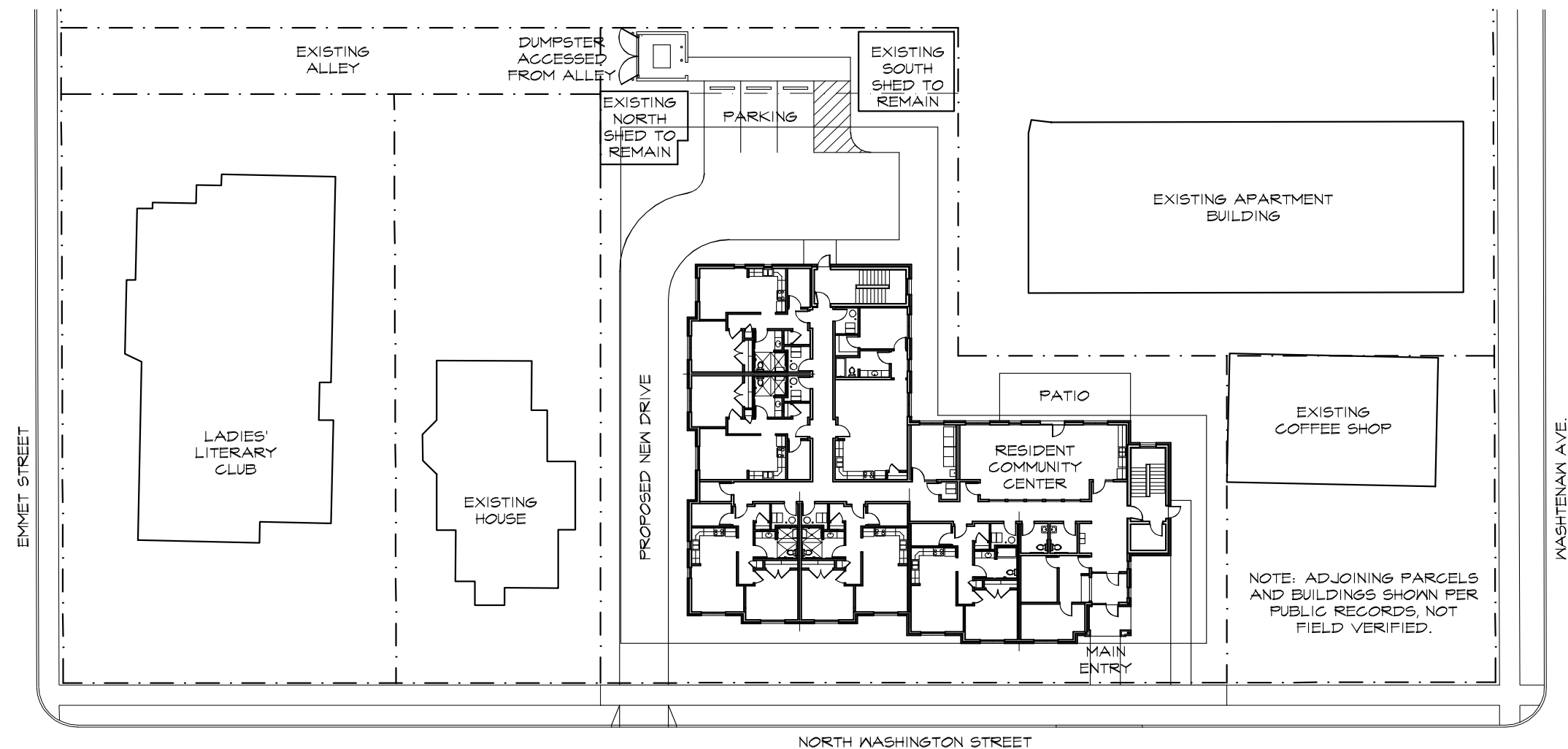
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

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1/3/23

D-2



Proposed Site Plan and West Elevation with Context

1" = 30'-0"

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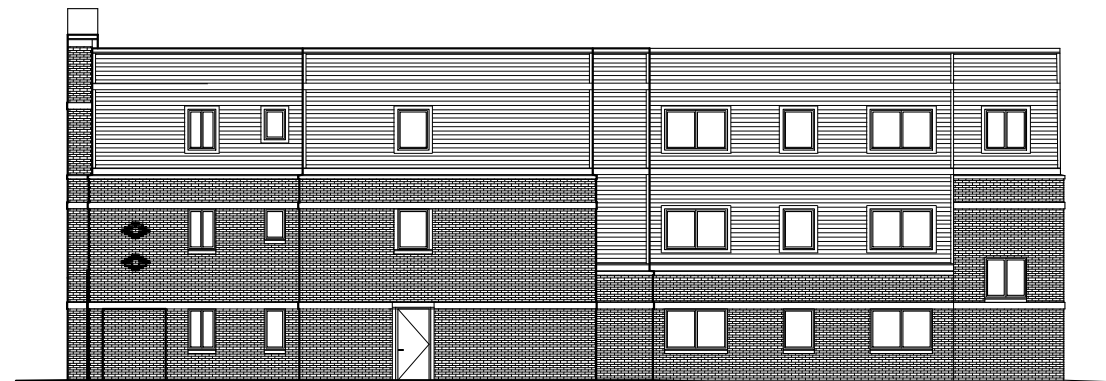
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

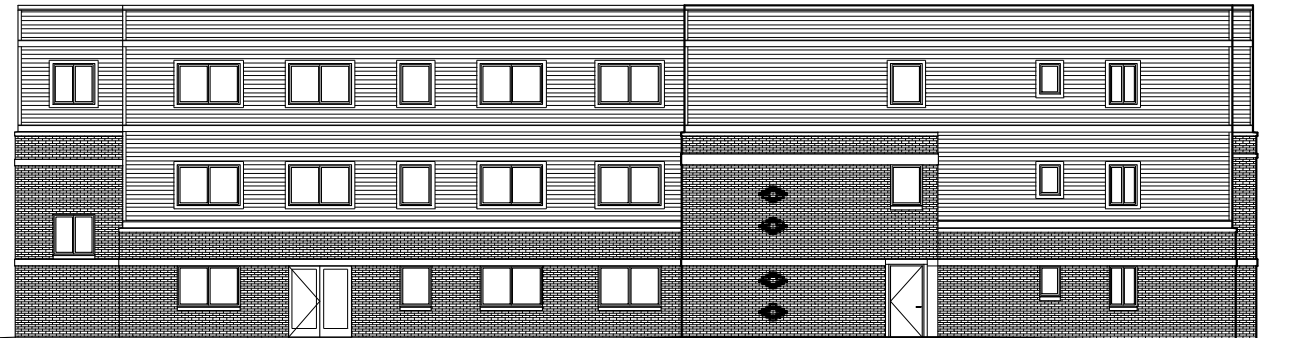
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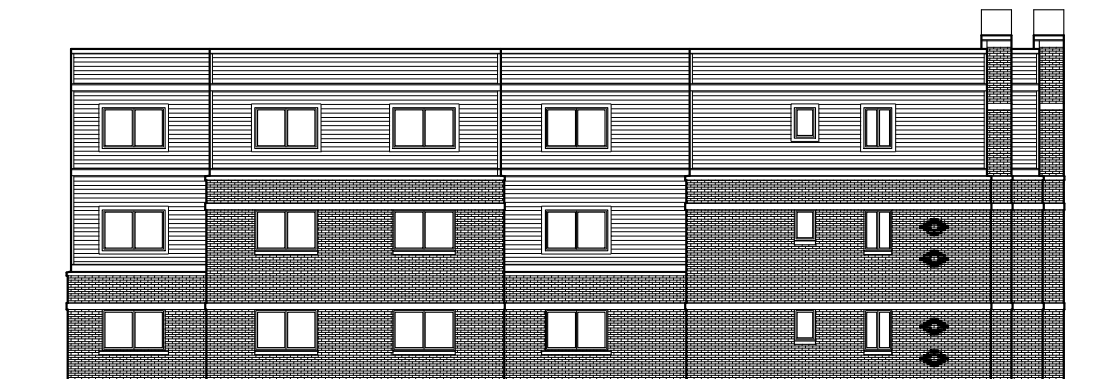
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SOUTH SIDE ELEVATION



REAR (EAST) ELEVATION



NORTH SIDE ELEVATION



FRONT (WEST) ELEVATION

Proposed Exterior Building Elevations

1/16" = 1'-0"

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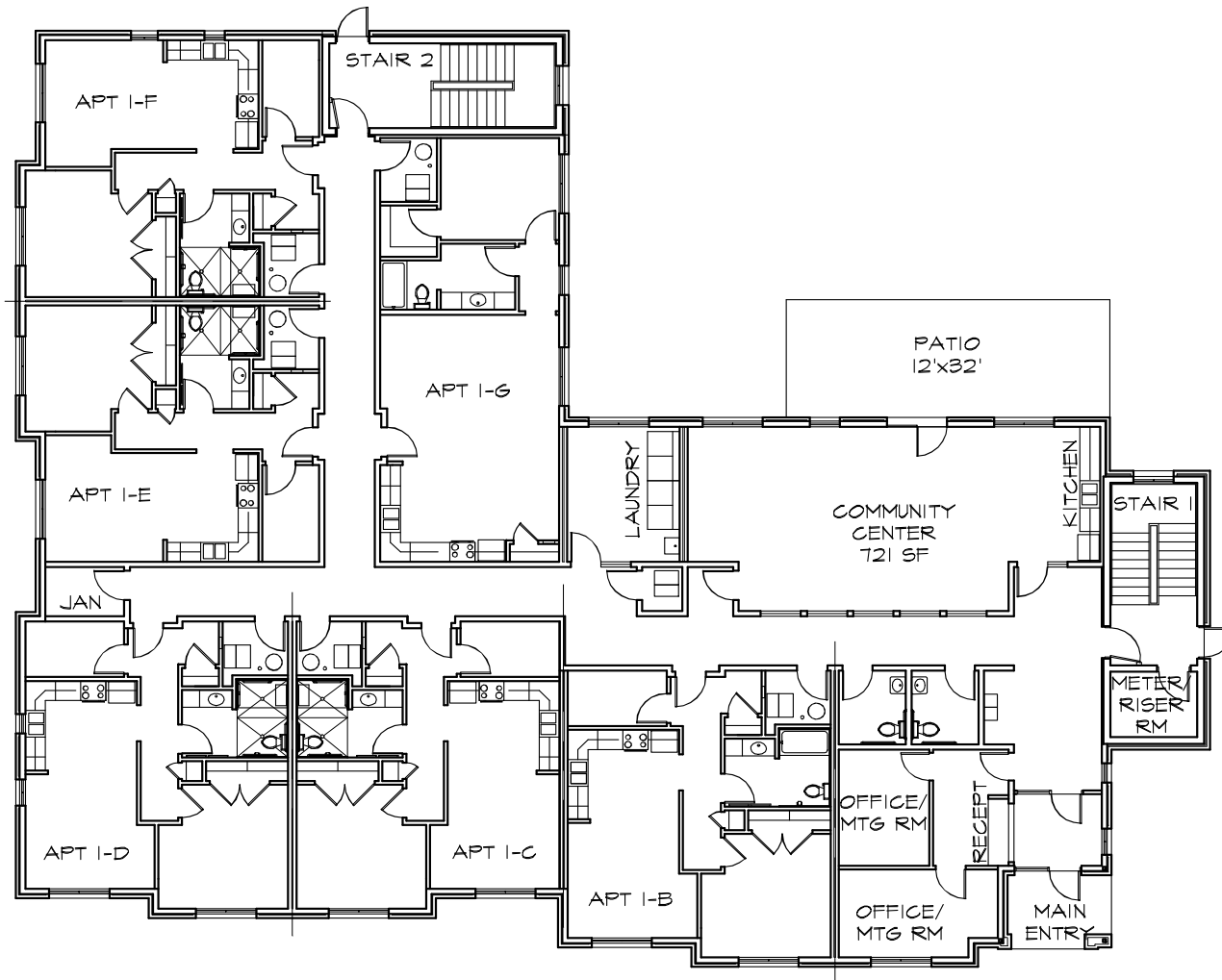
Cornerstone Design Inc
ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

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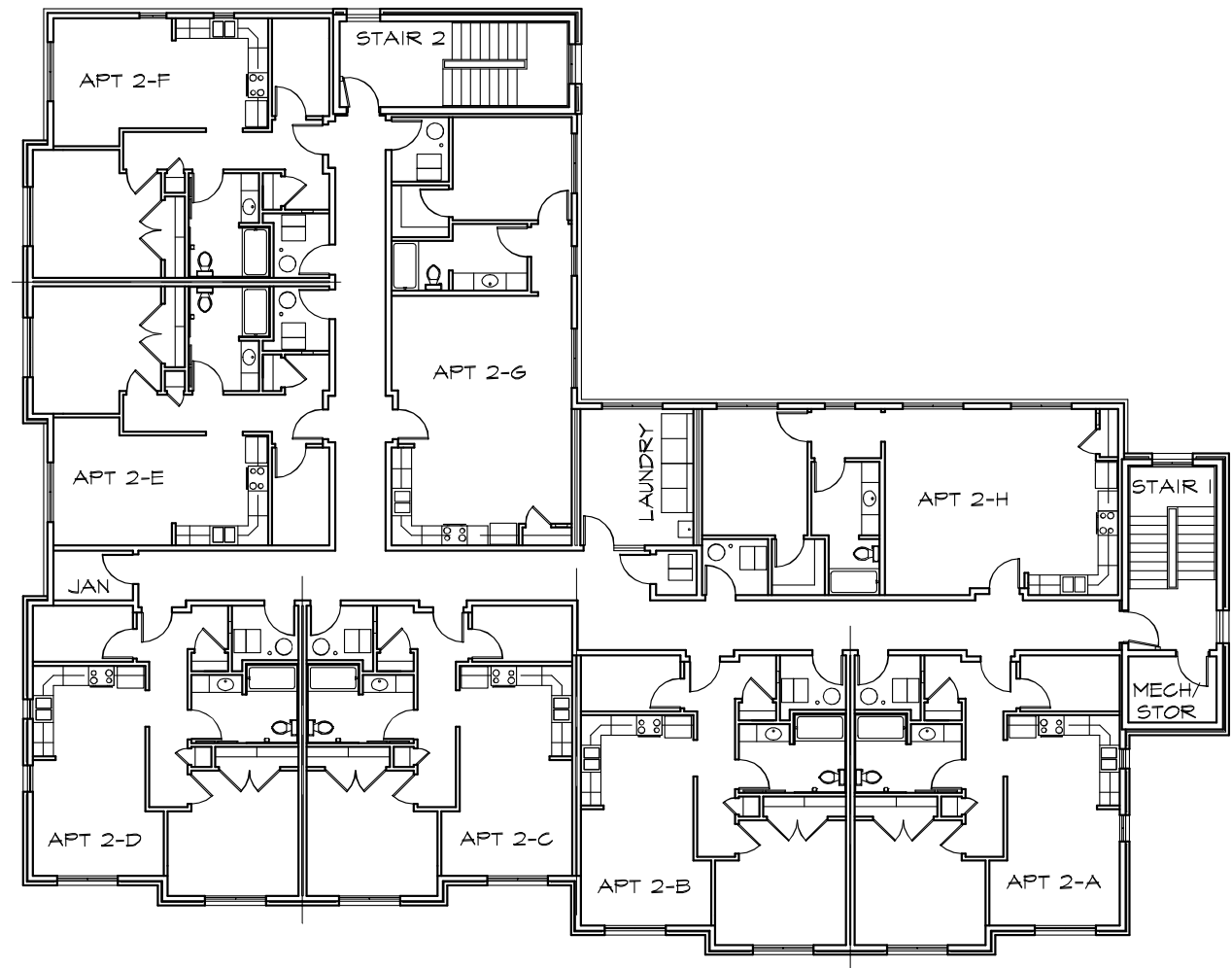
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A-2



Proposed First Floor Plan

1/16" = 1'-0"



Proposed Second Floor Plan

Third Floor Similar

1/16" = 1'-0"

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ARCHITECTS
210 Collingwood Dr., Suite 106, Ann Arbor, Michigan 48103
734.663.7580
info@cdiarchitects.com

Avalon Housing
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Proposed Apartment Building
206 N Washington, Ypsilanti, MI

1/3/23

A-3



Structural Evaluation

206 – 210 N. Washington Street
Ypsilanti, MI 48197



Prepared For:
Avalon Housing

Date: 24 January 2022

Prepared By: Adam Wagner, P.E.
Wagner Engineering, LLC
Order Number: 2022-001

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

1.0 Introduction and Scope of Evaluation

I conducted a structural assessment on January 13th, 2022 of the abandoned apartment building located at 206-210 North Washington Street in Ypsilanti. This assessment was done at the request of David Esau at Cornerstone Design. The purpose of this structural assessment is to provide my opinion on the feasibility of reusing the existing interior framing to redevelop the building as a multifamily apartment in support of Avalon's housing mission.

The scope of this evaluation is limited to evaluating the existing conditions and the major structural items that would need to be addressed in order to redevelop the building as is. Additionally, as the structure is currently vacant and portions are open to the elements, this assessment is limited to the current site conditions assuming no further deterioration occurs.

2.0 Existing Structure Description and History

The existing lot is approximately 20,000 square feet and contains several structures, paved walkways, driveways, and parking areas. The main structure on the property is single story structure with basement that is attached to three story building referred to as the "Tower". There are also two outbuildings on the property. The three-story tower is the only structure evaluated as part of the assessment; the two outbuildings and the single-story structure were not evaluated and are outside the scope of this assessment.

The three-story tower originally was a much smaller structure both in terms height and footprint. The exact age and extent of the original structure is not known. Multiple additions have been added onto the original structure adding new floors and expanding the footprint to the east and west. The precise age, sequence, and history of these additions is not known, but the additions occurred incrementally over several decades. The construction methods and material types vary with each addition.

The three-story tower has approximately 2,330 square feet of gross area per floor and a full basement. The tower was subdivided into apartments until a significant fire in 2017 resulted in the property becoming vacant. At some point the majority of the interior finishes were removed within the tower and temporary shoring was added as the initial steps to renovating the property. However, the property was ultimately taken over by Washtenaw County as part of a foreclosure process, and the City of Ypsilanti is now the current owner.

For the purposes of this report and analysis, the tower has been dividing into three zones: Eastern, Central, and Western as shown in Figure 1. The construction methods and materials are relatively uniform within the zones.

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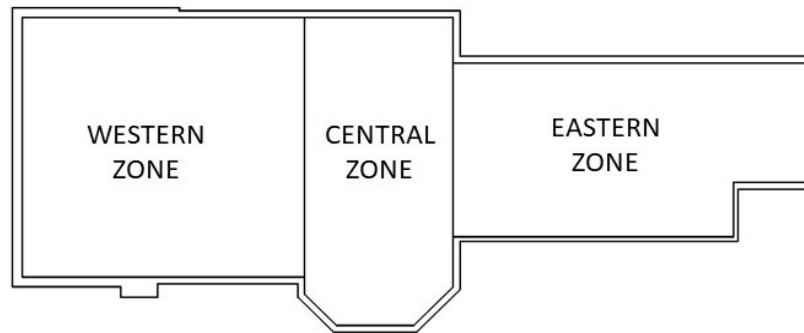


Figure 1: Building Zones

3.0 Analysis Assumptions

The following analysis is based on the existing layout as documented by Cornerstone Design, and the existing structure. Obviously, any future development would likely change the interior layout and that may necessitate redesign of the structural members and load paths. No proposed layout concepts were available at the time of this analysis; therefore, no specific future layouts were analyzed as part of this evaluation.

The 2015 Michigan Building code prescribes the following minimum live loads for multifamily residences:

Roof Live Load = 20 Pounds per Square Foot

Private Rooms and Corridors Serving Them = 40 Pounds per Square Foot

Public Rooms and Corridors Serving Them = 100 Pounds per Square Foot

It is assumed that any redevelopment of the property would include key-limited access at the building entry points, and that no portion of the building layout would be publicly accessible. Therefore, the 100 pounds per square foot (PSF) live load was not included in the analysis of the floor structure.

Floor dead loads were assumed to 15 PSF. This loading would include typical flooring types such as wood strip flooring or carpet, and also added drywall on ceilings that may be required for fire protection between living units. Tiled floor areas require a higher dead load than 15 PSF; however, this value varies depending on the tile type and assembly. Tile floors also generally have more restrictive deflection requirements than other flooring types. It is assumed that tile floors would be limited within the redevelopment and were not included in the analysis.

Snow loads were based on a snow ground load of 20 PSF, the minimum amount for the City of Ypsilanti.

A cursory wind loading analysis was done as a full analysis is outside the scope of the evaluation. Given the height of the structure and the length to width ratio the building footprint, one or both of the walls

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that divide the Central Zone from the Eastern and Western Zones would most likely need to be converted to shear walls to provide the structure the necessary stiffness against required wind loads.

Structural member deflection requirements follow the 2015 Michigan Building code, and vary depending on what the structural element is supporting and the load type involved.

As noted, the structure has been modified several times throughout its life. This presents a challenge since the structural properties of old lumber can vary from modern lumber. Lumber from the nineteenth and early twentieth century was generally from old growth forests. This lumber has better strength properties than modern plantation raised lumber. Although there are no standard publications that specify the strength properties of old growth lumber for all species, it is a common practice to assume a grade higher when evaluating old growth lumber using modern material properties tables.

Additionally, the standard dimension of lumber has varied over time. The structure contains lumber that is full dimensions as well as a mix of nominal framing dimensions. This assessment considers the actual dimension of all framing lumber evaluated.

4.0 Eastern Zone Framing

4.1 Description

The Eastern Zone appears to be the most recently constructed portion of the building. The upper walls are 2x4 framing spaced at 16" on center with exterior 1x sheathing. A brick veneer is the finished exterior surface. There is a separate staircase that serves this portion of the building.

The floor/roofing framing is oriented north/south and varies between 2x10 and 2x8's spaced 16" on center. There is an interior bearing wall running the length of the zone in the east/west direction. The floor/ceiling joists run perpendicular to the bearing wall and the joists are spliced over the bearing wall. Window and door headers vary, but many are double 2x4's laid flat.

4.2 Analysis

The Eastern zone has the least amount of fire and water damage. There are a few areas, specifically at stairwell and at the northwest corner of the zone that abuts the Central Zone, where fire damage would necessitate the framing be replaced.

There are a number of load path discontinuities with the exterior wall framing around windows and other openings where the stud lines are interrupted and not appropriately supported by headers, such as in Figure 2.

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Figure 2: Example of Wall Framing Discontinuity

The floor framing is a mix of 2x8's, 2x10, and 2x10's joists notched to match 2x8 depth and varies between floors. The third floor is 2x8 and the second floor and first floor are 2x10's. The joists are space 16" on center across all levels. The roof and third floor joists are spliced over the interior bearing wall. The roof, third and first floor framing is appropriately sized for their spans and the required loading with the current layout.

The interior bearing wall on the second and third floors is offset from the foundation by nearly two feet. This creates a situation where the second floor joists are carrying the full loading from the bearing walls above as shown in Figure 3. At the current span, the 2nd floor joists would be overloaded and not meet the minimum deflection requirements.

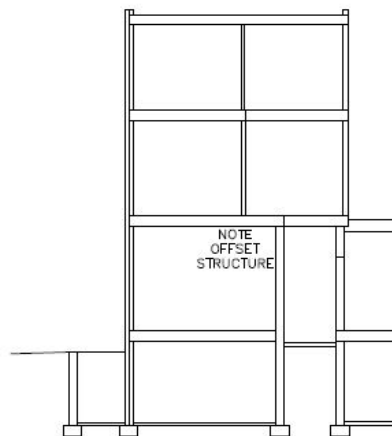


Figure 3: Eastern Zone Building Cross Section (Courtesy CDI Architects)

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The window and door headers vary in size, but generally are appropriately sized for the current openings and joist spans.

4.3 Conclusions

The Eastern Zone framing is in best condition structurally, and the existing framing is generally sound. The framed walls could be rehabilitated by replacing the burnt/water damaged studs, and either replacing or adding appropriately sized headers over the discontinuous studs.

Since the joists overlap the load bearing wall on the 2nd and 3rd floors, this limits the ability to economically reconfigure the floor plan without reframing the floor/roof.

The 2nd floor framing would at a minimum need to be doubled to account for the offset bearing wall above. However, this is a less than ideal as localized deflection next to the wall would likely occur. The preferred solutions would be to add a bearing wall that aligns with the bearing wall above, or add a beam below to transfer the loading directly to bearing walls or column. Both options would change the available space on the 1st floor and basement and may limit layouts for these areas.

5.0 Central Zone Framing

5.1 Description

The Central Zone is older construction relative to the Eastern Zone based on the materials and construction methods. The exterior walls are multi wythe clay brick construction. The floor and roof framing is oriented in the east/west direction spanning approximately 16', with a bearing walls dividing the Central Zone from the East and West zones. The bearings walls are either wood framed or masonry, depending on the location and floor level.

The exterior wall window header are 4x4 lumber on the interior face, and there appears to be a steel lintel over the exterior face opening.

5.2 Analysis

The existing 1st and 2nd floor is 2x10's spaced at 16" on center. Modern lumber would require a No 1 grade to reach this span for most species and would be marginal in terms of performance. Older lumber, as noted earlier, can generally be considered to perform a grade higher than its modern equivalent. Most framing lumber is a Number 2 grade or better. Additionally, the floor joists on the first and second floor are full dimensional 2x10's (vs nominal 2x10), and therefore have a larger cross-sectional area than a modern nominal 2x10. That said, the structure has seen fire and moisture damaged, and areas are exposed to the elements. Therefore, the service conditions likely have degraded the lumber and I would not consider the properties to be better than modern lumber.

The third-floor framing is 2x8's and does not meet prescriptive loading for the current span. In addition, the floor framing has many notches and penetrations that do not meet the prescriptive code requirements in terms of hole size and/or location on the joist.

The 3rd floor ceiling framing in the hallway and some adjacent areas to the hallway within the zone is fire damaged and should be replaced.

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Figure 4: Failing Bearing Wall

The western bearing wall on the 2nd floor is failing as shown in Figure 4. This was likely caused by fire damage to the wood lintel. Additionally, the wall is not laterally supported on the hallway side. The wall will need to be completely rebuilt either with masonry or wood framed construction.

The wood window headers supporting masonry are generally sized appropriately. In general, it is not the best practice to use wood to support masonry as the wood dimensionally changes throughout the year at a different rate than the masonry will. Additionally, the wood has the tendency to wick any moisture that is present in the masonry leading to decay. The headers appear to be in sound condition; however, the cross section could not be visually inspected to verify this.

5.3 Summary

Overall, the Central Zone has significant issues that would need to be addressed regarding the floor framing and the bearing walls. The floor framing for all stories would need to be redone to meet the current span of 16 feet.

The eastern and western bearing walls likely would need to be retrofitted or reconstructed to act as shear walls. This work may necessitate reframing the floor even if the floor framing did not require replacement.

6.0 Western Zone Framing

6.1 Description

The Western Zone is the street facing section of the building, and it is in the worst structural condition of all the zones. The central stair case was badly damaged by the fire, and the northeastern quadrant of the zone was exposed to water infiltrating the roof and dripping down through all the floors.

The exterior walls are mostly multi wythe clay brick, except for the northwestern section that is CMU construction. The CMU portion is an addition likely added to give the front elevation symmetry.

The floors are framed in the north/south orientation, with some joists bearing directly on the masonry walls and other floor the joists are bearing on interior wood framed wall immediately adjacent to the exterior masonry walls. Floor sheathing is entirely missing on the first floor, and is damaged in the central hallway on the upper floors. The first-floor framing is supported at midspan by a timber beam with steel columns in the basement. Upper floors are supported by interior load bear walls, however many of those wall segments are not aligned over the basement beam.

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6.2 Analysis

The Western Zone has numerous significant structural issues. First, the framing around the central stairway is fire damaged and must be replaced. In addition, the floor system around the stairway was not properly supported with appropriately sized headers in the floor framing. Or, the posts that supported the floor framing have been removed.



Figure 5: Masonry Connection

The CMU to original brick exterior wall vertical joint is not properly connected nor is it designed as an expansion joint. There is a significant gap between the two masonry surfaces as shown in Figure 5, but it appears the brick veneer is continuous across this joint. As a result, the two walls may move independently in and out of plane, but the veneer brick is likely bonded to both walls. This may be the cause of the large crack that has formed above the third-floor window on the front face of the tower.

Along the south western corner of the third floor the original clay brick exterior wall has been removed, and wood framing was added. It not clear if this wood framing was fastened to the masonry below it, and, therefore, likely is not providing any uplift resistance to internal pressures created by wind gusts.

The roof is supported by the interior wood wall furring, which is supported by the floor joists. This framing is not directly supported by the masonry exterior wall, which is causing a load path discontinuity.

The first-floor framing is nearly completely rotten beyond salvage.

The floor load path for interior walls is offset along many wall segments, and are not bearing directly over the main carrying beam to the basement. The existing interior load bearing walls therefore would need to either be reframed to form a continuous path to the foundation, or headers/beams added to properly support the loading from above.

6.3 Summary

The structural issues with the Western Zone are numerous. Overall, the interior framing for all floors must be replaced due to the fire and water damage, load path offsets, and poor connections between new and old work. It does not appear the interior framing of this zone is salvageable.

7.0 Roof

The original roof framing was visible from below. At some point after the fire an additional pitched roof was framed over the existing roof. The framing for this second roof was visible only in few areas, and appears to be 2x8's framed with a ridge board. A ridge board is not a structural element; it is used to help align the rafters. Therefore, it does not need to be directly supported from below. The rafters form a triangle in conjunction with the existing horizontal roof, and therefore the assembly is self-

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supporting. However, this is predicated on the strength of the connection between the rafter ends and the existing roof, and for very shallow slope roofs this connection becomes impractical to achieve with typical fastening methods. This connection was not directly visible and it is not clear how this connection was made. Although this framing appears to be adequate to support its own weight, it's not clear what additional loading it could support as is. It obviously was done as a temporary measure and likely not intended as a durable solution. The roof would need further investigation to confirm its load bearing capacity.

It is not clear if the original roof had any pitch for drainage or how that drainage was handled. The second roof presents a problem in terms of fire protection in that it creates an inaccessible interstitial space where a fire could spread unnoticed throughout the structure.

8.0 Foundation

The foundation of the 3-story tower is mix of various types include rubble, brick, CMU, and concrete. Many areas are parged such that the foundation is not directly visible for inspection. That said, the majority of the exterior walls above grade are clay brick. Any differential settlement or movement would be obvious in cracking in the brick walls or by evident recent repairs. With the exception of the northwest corner of the building, all the brick appears to be in good shape. The northern western corner has a large crack above the third story window. As discussed earlier, this may be related to the CMU to brick connection and is probably not related to settlement.

10.0 Exterior Façade

Overall, the exterior brick façade is in good condition and is serviceable. Several areas will need repointing due to water damage, namely over the shed roof adjacent to the north side of the Eastern Zone. Additionally, there is damage to the interior surface of the north side of the Western Zone from fire and water damage. This area likely needs to be repointed with some brick replacement.

11.0 Summary of Structural Changes Necessary

The following is a summary, by zone, of the major structural changes that would be required, at a minimum, to rehabilitate the structure.

Eastern Zone

- Reframe the fire and water damaged wall framing on the south side by the stair case
- Reframe any exterior wall studs that are interrupted and not properly supported.
- Address the offset load bearing wall by either shoring the floor framing, installing a beam, or constructing a bearing wall with necessary footing and basement support.

Central Zone

- Reframe all floor joists.
- Replace joists that do not meet current guidelines for penetrations.
- Rebuild the eastern and western interior bearing walls as shear walls.

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Western Zone

- Completely reframe all floor and roof assemblies
- Reframe the central staircase opening on all floors
- Address the exterior wall load path discontinuity by either reframing the joists to bear directly on the exterior wall masonry or by adding a ledger system.
- Engineer and address the discontinuity between the CMU wall and the original clay brick exterior wall.
- Repair the masonry on the exterior wall portions that have been replaced with wood framing

12.0 Conclusion

Ultimately, the redevelopment of a property such as this is dictated by the economics specific to project situation. Virtually any structure can be salvaged and rehabilitated with enough resources. In most cases, rehabilitation is dictated by external requirements such as historical preservation and not by financial considerations.

In this case, the 3-story tower foundation and the exterior brick work of the structure is performing adequately and is salvageable in most areas, with the exception of the CMU to original brick connection noted earlier. Beyond that, the extent of interior reframing required to make the current building layout meet minimum loading requirements is over 50% by floor area. This does not take into account future layout changes or additional loading beyond the code stated minimums. Significant changes to the current layout to meet future needs would likely necessitate reframing the majority of the structure.

The building is segmented in the three zones which are structurally independent, and it may be possible salvage one or more zones and demolish the remaining zones. It is also possible to reuse the existing foundation and exterior and frame new floor and walls within the confines of brick exterior walls. However, these approaches require temporary shoring, construction phasing, and site access limitations that generally increase the cost of construction.

Finally, the structural components that are in good condition now will not stay that way indefinitely given the current state of the structure. At the time of inspection, water was infiltrating the roof over the western zone, and water was making its way through every floor down to the basement. Temporary shoring in the basement consisted of Laminated Veneer (LVL) beams. These beams are generally rated for temporary exposure to water, but are not rated for continuous wet service. Additionally, there are other portions of the building exposed to the elements through window openings or other penetrations in the building envelope. In other words, given the typical timeframe for development of a property such as this, it is likely additional deterioration will occur.

In my opinion, the 3-story tower is not a good candidate for structural rehabilitation given the extent of damage and repairs that would be required.

If you have any questions, please feel free to contact me directly at 734-392-7034 or Adam@WagnerEngineer.com.



September 7, 2021

Building Evaluation Report
206-210 N. Washington St., Ypsilanti, MI

Prepared for: Avalon Housing, attn: Michael Appel and Wendy Carty-Saxon



INTRODUCTION:

The subject property was an apartment building, located near downtown Ypsilanti, prior to significant fire in early 2017 left it vacant. The prior private owner had planned to rehab the building, but ended up losing the property due to non-payment of property taxes after which it was taken over by Washtenaw County. Our understanding is that the City of Ypsilanti purchased the property from the County in order to control the form of development on this near-downtown site, and has contracted with Avalon Housing to evaluate the building for redevelopment. Cornerstone Design has worked with Avalon for many years, and was asked

A R C H I T E C T S

210 Collingwood Dr., Suite 106, Ann Arbor MI 48103

www.cdiarchitects.com

734.663.7580

to participate in the evaluation. Avalon provides low income housing; that is what the City is seeking for this site, ideally with a focus on elderly residents due to other losses in that market.

SITE DESCRIPTION:

The site is located about two blocks north of the downtown commercial district, with the closest facility being the AATA bus terminal making transit very convenient to residents. The lot size is about 19,927 square feet, configured in an L-shape from two original lots, with the north portion - where most of the building is - being much deeper, and the south portion which is mostly parking being shallower. The building steps around the knuckle of the L, coming only about a foot from the property line, and encroaching into the required setbacks.

There are about ten parking spaces available in the south portion of the site, and room for a few more cars in the back of the site accessed from a drive on the north side of the building. The south parking lot is currently regularly used by neighborhood residents, probably because the city has very strict street parking rules in this area. An alley runs down the middle of the block from the north, ending at this site, and the end of the alley has previously been used for a dumpster for the apartment residents. None of the site features are of the condition that would be desirable for reuse, and removal/replacement should be assumed.

The site includes two modest outbuildings which appear to be in significant disrepair, and are presumably without electricity, water, or sewer connections, but we have not had access for detailed evaluations. The northern one is believed to encroach over the east property line into the alley, and both are in the setbacks (so not using land which is otherwise very useful for the development). The City, which is well known for its active Historic District Commission, has noted that these are historic buildings and must be preserved, although funding any restoration seems problematic. The buildings are currently somewhat secured so hopefully not a potential danger to residents.

We assume all normal utilities are available to the building at this urban location. A gas meter is located on the front, but does not appear to be connected. Water service appears to come in the front of the basement, but would likely need enlargement or a second service if the building is to be provided with fire suppression as code would currently require. There is no apparent stormwater management so the site presumably relies entirely on the public system.

BUILDING DESCRIPTION:

The building appears to have been constructed in many phases, beginning with what was probably a very large and nice brick house (which itself may have been subsequently expanded based on the visible building conditions). We do not know when it was converted to apartment use, but at some point in the 1950s or 60s a new "modern" front was added to the 3-story portion of the building, and a similarly designed one story addition added to the south (in two or more phases).

The 3-story tower has about 2,330 SF (square feet) per floor (gross area, to outside face of walls), with the one-story portion being about 2,960 SF. This results in about 9,950 SF (gross) above grade and about 5,300 SF in the basement. The building previously had 16 apartments, including at least one in the basement. The usable interior area would be about 10% smaller above grade (~9,000 SF), and about 20% smaller in the basement (about 4,200 SF).

The original house appears to have been constructed of solid brick, two or three wythes thick, but subsequent additions including the tower above the first floor are mostly brick veneer on wood studs. The studs appear to use balloon framing techniques (where exterior studs extend through the building floor structure) which was generally long ago abandoned due to fire and other concerns. The modern front uses a very different brick than the original house (buff/orange vs. the original red), mostly over concrete block. A few areas of the exterior stud walls toward the back are covered with siding or thin brick, generally in poor condition. At least some of the old house foundations visible in the basement appear to be stone rubble.

Our understanding is that the City does not consider the apartment building itself to be historic, although it is located in the Historic District so designs would be subject to review by the Commission.

OTHER CONSULTANTS:

We have been provided with a few reports by other consultants looking into environmental issues, including asbestos, lead-based paint, and radon. Numerous locations were identified for both asbestos and lead-based paint, but radon testing showed no issues. The radon testers did recommend follow-up testing, particularly if the basement is occupied, and we'll note that the building is currently well-ventilated due to its state of disrepair which might help hold down radon levels. There was a gas station south of this site (most recently used for car repair, not gas sales, and now closed); we have been told this is being evaluated to see if there are potential environmental issues from old tanks, spills, etc.

FIRE DAMAGE:

The fire appears to have been worst in the area of the front stair in the tower, and particularly at the upper levels. The stair and surrounding framing is badly burned and will obviously need removal, as will much of the roof framing at least in the front half of the tower.



Fortunately most of the exterior wall behind the stair appears to be multi-wythe brick, so not much obvious loss of load-bearing capacity there. Floor sheathing is mostly missing at the first floor, presumably due to fire or water damage, and heavily damaged or deteriorated elsewhere in the front of the tower, and is recommended for replacement.

The fire also seems to have traveled to the back stair, with significant charring in much of the adjoining exterior stud wall which we would recommend for replacement.

The challenging call relates to smoke odors, which will be absorbed into existing wood and possibly brick. From past fire projects, I believe spraying the existing conditions with a primer like Kilz will reduce this, but it is hard to say how effective it will be.

GENERAL CONDITION:

The building was no prize prior to the fire – small apartments, oddly configured, with mostly narrow halls and narrower stairs. Windows are old and in poor condition, and it appears there was minimal insulation. Heat was provided by old radiators from a central boiler, with some apartments having thru-wall air conditioner units (several of the radiators tested positive for lead-based paint). The newer parts of the basement foundation, as well as the many window well walls, appear to be single wythe CMU probably with minimal reinforcing, with some worrisome cracking particularly on the west end of the south basement wall. The one good aspect is the exterior brick, which despite its age, appears mostly in good shape except the area north of the worst part of the fire where mortar is badly worn probably from heat and water penetration.



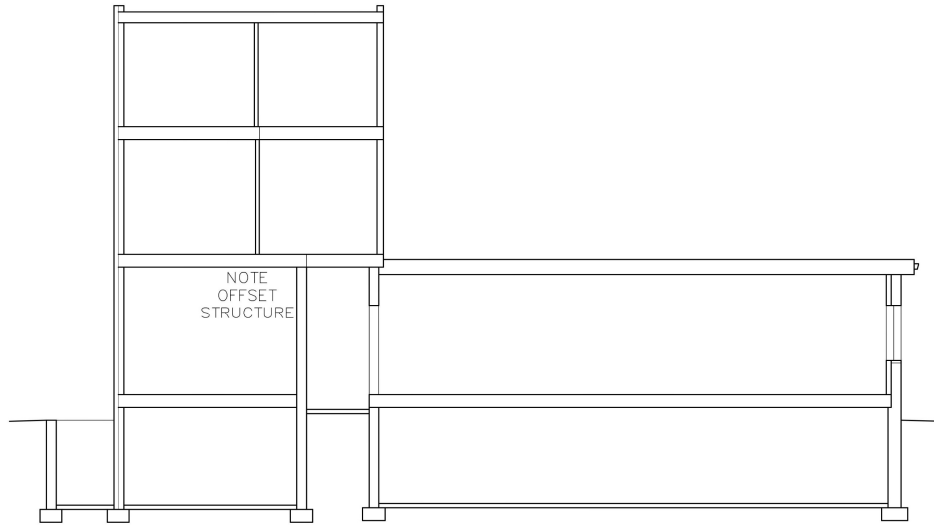
The fire caused a lot of damage, but the time since the fire has also not been good to the building, with no heat provided (so potential of frost heave damage) and minimal maintenance. The previous owner did apparently put a new roof over part of the tower after the fire, so it was not open to the elements, but there are some signs of water penetration possibly through broken windows and elsewhere, not to mention the water used to fight the fire. Much of the water, of course, eventually flowed to the basement, which would likely be damp anyways without conditioning. As a result, the basement surfaces are pretty well covered with mildew or worse. We should also note that the timelines for these projects are long; to get public approvals, get funding approved, do drawings, get permits, and close on funding could easily result in three or more years of deterioration before construction starts.

One particularly interesting area is the east side of the roof over the 1-story part of the building. It appears that the two rooms at the southeast corner may have been a late addition to the building, and (presumably) when those were added the roof over roughly the east half of the 1-story area was redone to slope to gutters on the east. It appears the old roof framing

and sheathing was left in place as ceiling framing, with new structure added above, mostly invisible from below although there are finished recesses up into that area hinting at the situation (the stepped up roof is also visible from the tower windows). But the fire at the rear stair in the tower exposed an area of this roof structure, which is somewhat scary – random timber stubs over the earlier framing with timber beams connecting them, and filled in between with loose fill insulation that appears likely to be wet from the fire fighting and/or general humidity. We can't evaluate anything about the structural capacity, bearing locations, current condition of members, etc. without exposing it much more than it is now. Our recommendation would be to remove the entire raised roof and start over.

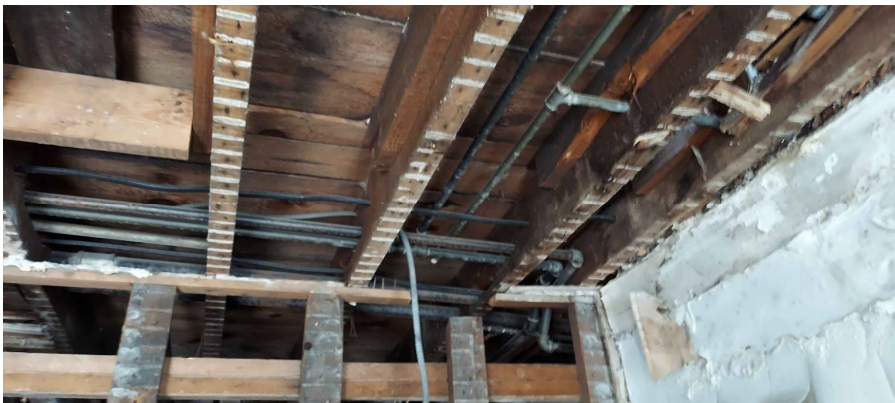


The existing tower framing is also challenging, with 2x8s at 16" on center at the 3rd floor and the roof, and 2x10s at 16" on center at the 2nd floor; we think the first floor was also 2x10s but didn't have good access to measure it due to dangerous conditions. Modern 2x8s could span about 11' with apartment loads (not higher loads in common areas); these are in places spanning as much as 16'. They are older wood, and often closer to the actual 2"x8" size than modern lumber, but it is difficult if not impossible to know what qualities to give it for calculation.



CORNERSTONE DESIGN INC
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Many of the joists are also frequently cored for pipe penetrations, etc., probably more than should be allowed.



In numerous conditions, particularly the east half of the tower, the load-bearing walls do not align down to the foundation, so the center corridor walls on the 2nd and 3rd floors are carrying roof and floor loads down to the 2nd floor joists about 3' away from their bearing wall resulting in a significant point load. We did have this evaluated and the 2nd floor joists are (without

allowing for any unusual wood quality) significantly overloaded as a result. At a minimum each 2nd floor joist would need to be doubled with new 2x10s or better to have the capacity needed.

Our general recommendation would be as much removal and replacement as possible, as follows:

1. Remove all basement drywall and wood studs to address mildew/mold issues (treat remaining surfaces as needed).
2. Remove all first floor drywall, plaster, and furring. This is mostly in the 1-story wing, and although generally not in bad condition would need to be removed to determine roof structure conditions and bearing points, and to install new electrical wiring. Removal of drywall throughout the building (not that there is much left elsewhere) may be needed anyways to address lead-based paint and asbestos, and to improve insulation and wiring.
3. Remove and replace all windows with new energy efficient windows.
4. Remove all roofing, and replace while adding insulation as needed to meet or exceed code (replace damaged sheathing and joists as needed).
5. Remove and replace all mechanical and electrical systems, including radiators and water piping (the final HVAC system approach is still to be determined). If air conditioning is considered essential, mini-split heat pumps are probably the best solution.
6. Remove and replace all interior stairs, except the concrete stairs at the south end. New stairs should be a minimum of 3' wide (which the current 1st to 2nd floor rear stairs are not) and ideally be shallower than the existing although code compliance is unlikely to be easy to achieve.
7. Remove and replace the exterior wall by the rear stair, due to fire damage as noted above. The exterior thin brick needs to be removed and replaced anyways because it is falling off the building.
8. Remove and replace roof framing at the front half of the tower due to fire and water damage.
9. Remove (where not already missing) and replace floor sheathing throughout the tower portion of the building and elsewhere as needed.
10. Remove raised roof over the east half of the 1-story wing, probably including the ceiling framing and old decking; provide new sloped roof trusses.
11. Remove and replace all areaways (window wells) including new guardrails to code standard height and openness. Provide drainage systems if possible. Or abandon the use of the basement for apartments, and eliminate below-grade windows and wells.
12. Remove the failing roof over the northeast window well and entrances; replace if desired (it will help reduce water infiltration).
13. Remove and replace all site features (parking, drives, walks).

It is important to note that much of this work will involve uncovering areas which are not currently visible. These will likely result in additional work scope being required. In general, I think it is fair to say that the final project costs will be impossible to estimate up front, and many of the possible extras will be impossible to avoid once uncovered if the project is to be completed. I would recommend carrying a contingency of around 20% into construction on top of the contractor's best estimate of the costs for the planned scope of work.

As the reader will note, we have not started to discuss prospective layouts or likely numbers or sizes of apartments. Since it is only recently that the contractor has been able to make any effort at making the building safer, we have not even completed as-builts, and much more demo is needed to really determine loadbearing walls and points, or to do a full structural analysis (if it's even possible without knowing wood strengths). The building does probably most lend itself to 1-bed or even efficiency apartments due to the narrow areas available, especially in the tower, although efficiencies are discouraged or even not allowed by most affordable housing funding. These small units may be appropriate for elderly residents as desired by the city, but the narrow, steep stairs would be difficult to navigate.

We have also not yet addressed code compliance. The existing building was significantly out of compliance with current codes, including lack of sprinklers, stair widths and steepness, probably structural capacity, etc.; it is fortunate and somewhat surprising that (to our knowledge) nobody was injured in the fire. Discussion with the City would be required to determine what standards would be applied to the building in a renovation, given the likely scale of modifications anyways and that the building has sat vacant for years. Many of the out-of-compliance aspects will be difficult to improve, given the lack of space for sprinkler mains and shallower/wider stairs. Accessibility is not required by the Fair Housing Act as an existing apartment building, but may be required by building code and funding, and will be very difficult to provide as will accessible community space.

The schematic design originally done before any building study, and based on old inaccurate plans, showed significant interventions into the building to make it safer (new enclosed fire stairs) and to access a second floor added on top of the 1-story wing. While those are good approaches and still recommended, there appear to be far too many existing bearing walls for that plan to work as designed, and based on what I've seen I have no confidence of the ability of the existing foundations to support a second floor. It would probably be more cost effective to demolish the 1-story wing entirely and construct a 2-story building in its place than to modify the existing and expand it upward. This would also provide better opportunity for accessibility, code compliance, and safety for residents. Of course, much the same argument could be made for replacement of the 3-story tower.

CONCLUSION:

At first glance, the building offers an attractive opportunity: a location in the heart of Ypsilanti, two blocks from public transit, and with some structure in place. Unfortunately the quality of

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what is remaining is very difficult to evaluate, and the known issues are significant. Knowing the typical financial challenges of affordable housing, it is hard to see how the project is feasible especially given the impossible-to-predict costs. Demolition and new construction may be a more feasible and approvable prospect, with much more opportunity for safety, code compliance, and flexibility to meet Avalon's, the City's, and the neighborhood's goals.

OWNER/DEVELOPER:
AVALON HOUSING, INC
MICHAEL APPEL
1327 JONES DR. SUITE 102
ANN ARBOR, MI 48105
PHONE: 734-663-5858

ARCHITECT:
CORNERSTONE DESIGN, INC
DAVID ESAU, AIA, LEED AP
210 COLLINGWOOD DR., SUITE 106
ANN ARBOR, MI 48103
734-663-7580

ENGINEER:
MACON ENGINEERING, LLC
KATHY KEINATH, PE
P.O. BOX 314
CHELSEA, MICHIGAN 48118
PHONE: 734-216-9941

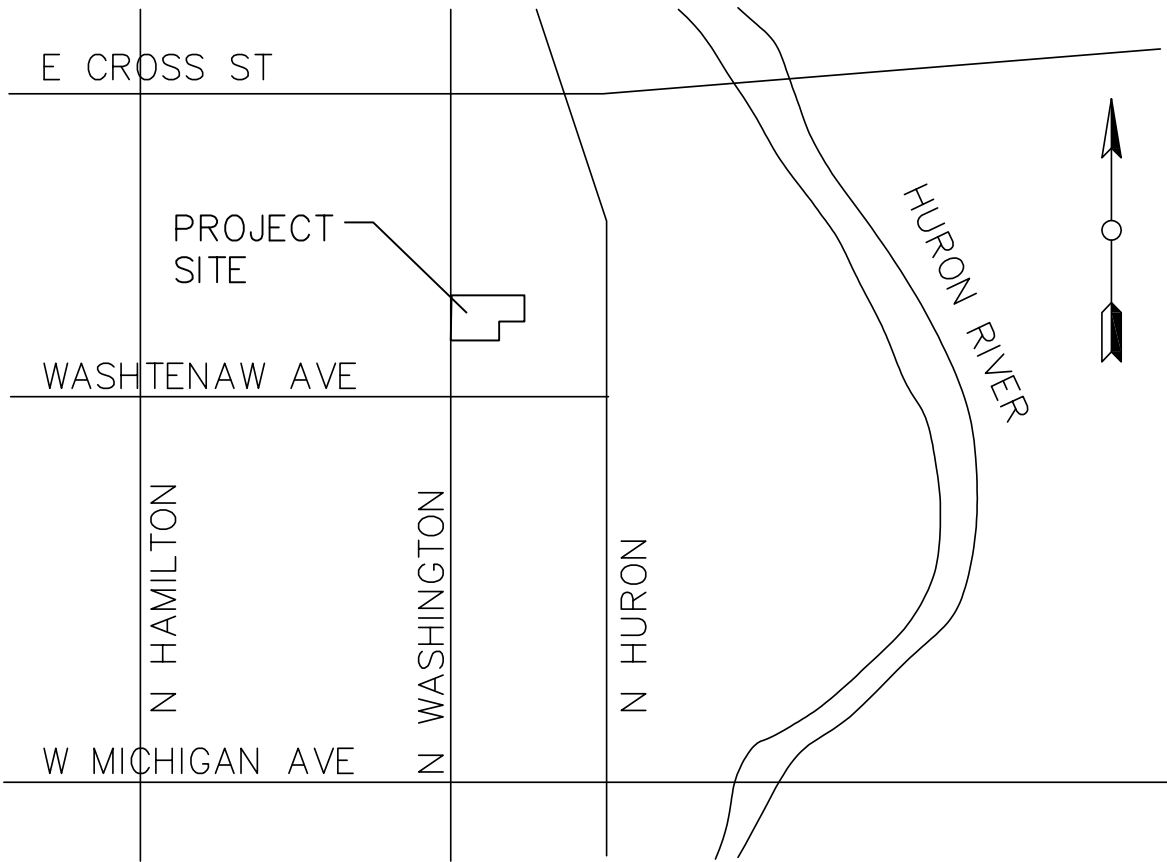
SURVEYOR
FISHBECK
39500 MACKENZIE DRIVE
SUITE 100
NOVI, MI 48377
PHONE: 248-324-2090

206 N WASHINGTON

PROPOSED APARTMENT BUILDING

SITE PLAN

CITY OF YPSILANTI



LOCATION MAP



Know what's below.
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE UTILITY LOCATOR SERVICE. THE LOCATOR SERVICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

Macon Engineering, LLC.

734-216-9941

MI 48118

Box 314, Chelsea,

P.O.

LEGAL DESCRIPTION:

PARCEL DESCRIPTION AS FURNISHED

(TITLE COMMITMENT NO. 704658 BY CINNAIRE TITLE SERVICES, LLC DATED JUNE 29, 2022)

LOT 334, TOGETHER WITH THE ADJACENT VACATED ALLEY, THE NORTH 1/2 OF THE WEST 1/4 OF LOT 335, AND PART OF LOT 331, NORRIS AND CROSS ADDITION TO THE CITY OF YPSILANTI, WASHTENAW COUNTY RECORDS, AS RECORDED IN LIBER D OF DEEDS, PAGES 864 AND 865, WASHTENAW COUNTY RECORDS, THE AFORESAID PORTION OF LOT 331 BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF WASHINGTON STREET, 8 RODS (132 FEET) SOUTH OF THE SOUTHEAST CORNER OF EMMET AND WASHINGTON STREETS; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 334, 9 RODS (148.5 FEET) TO AN ALLEY; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 334; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 334 TO THE EAST LINE OF WASHINGTON STREET; THENCE NORTH TO THE PLACE OF BEGINNING.

SCHEDULE B EXCEPTIONS:

- RESERVATIONS BY WASHTENAW COUNTY TREASURER, QUIT CLAIM DEED, LIBER 5318, PAGE 109 - NOT A SURVEY MATTER

NOTE: OVERHEAD WIRES CROSS SUBJECT PARCEL. NO EASEMENT REGARDING THESE WIRES APPEARS IN THE ABOVE-REFERENCED TITLE COMMITMENT.

BENCHMARKS:

BENCH MARK 500 ELEVATION: 736.80

CHISELED X IN EAST SIDE OF CONCRETE LIGHT POLE BASE, WEST SIDE OF NORTH WASHINGTON STREET, 100± WEST-NORTHWEST OF THE SOUTHWEST CORNER OF BUILDING #206

BENCH MARK 502 ELEVATION: 738.06

COTTON SPINDLE IN EAST SIDE OF MORE NORTHERLY OF TWO UTILITY POLES IN ALLEY, 7± NORTH OF NORTHEAST CORNER OF OUTBUILDING FOR BUILDING #210

SITE DATA

	EXISTING	PROPOSED	REQUIRED
Zoning	CN	CN	CN
Building Type	Vacant	Apartment	Determined by lot size
Ground Floor Area	6,304 sf	9,003 sf	Determined by lot size *
Lot Area	19,945 sf	19,945 sf	4,000 to 90,000 sf
	0.46 ac	0.46 ac	
Lot Width	154.03 ft	154.03 ft	30 to 300 ft
Lot Depth	164.86 ft	164.86 ft	100 to 300 ft
Coverage	32% %	45% %	80%
Street Setback	11.96 ft	10.00 ft	10 ft min 25 ft max
Side Setback	2.03 ft	13.9 ft	5.00 ft
Rear Setback	6.46 ft	16.4 ft	15.00 ft
Rear Setback Adjacent to Single Family	45.75 ft	59.5 ft	25.00 ft
Frontage Buildout	49%	71%	60% to 80%
Building Height	3	3	2 to 6 Stories
Accessory Buildings Envelope*			
Street Setback	129.9 ft	129.9 ft	30 ft min
Side Setback	0 ft	0 ft	10 ft min
Rear Setback	1.45 ft	1.45 ft	10 ft min
Building Footprint	879	879	800 sf max

* Existing Historical Accessory Structures are proposed to remain. Ground floor area includes outbuildings.

PROJECT DESCRIPTION:

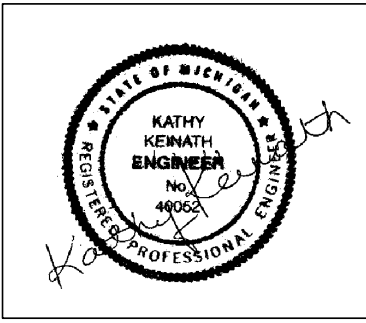
AVALON HOUSING IS PROPOSING TO CONSTRUCT A NEW 22-UNIT APARTMENT BUILDING. THE EXISTING BLIGHTED RESIDENTIAL STRUCTURE WILL BE DEMOLISHED. THE TWO HISTORIC OUTBUILDINGS WILL BE PRESERVED AND RENOVATED. THE PROPOSED APARTMENT BUILDING WILL HAVE ALL 1-BEDROOM APARTMENTS ON 3 STORIES, AND PROVIDE TENANT AMENITIES, INCLUDING A COMMON ROOM, ON-SITE LAUNDRY, AND MEETING ROOMS FOR PROPERTY MANAGEMENT AND SUPPORTIVE HOUSING SERVICES. PER VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS, THE DEVELOPMENT WILL PROVIDE 3 PARKING SPACES AT THE REAR OF THE SITE, ONE OF WHICH MEETS ADA VAN-ACCESSIBLE REQUIREMENTS, AND WILL BE ACCESSED BY A 12' WIDE DRIVE. THE TOTAL BUILDING AREA OF THE NEW CONSTRUCTION IS 24,366 SF.

SHEET INDEX

SP-01	COVER SHEET
SP-02	EXISTING CONDITIONS
SP-03	DEMOLITION PLAN
SP-04	LAYOUT PLAN
SP-05	DETAILED GRADING PLAN
SP-06	UTILITIES AND STORM WATER MANAGEMENT
SP-07	LANDSCAPE PLAN
SP-08	DETAILS
D-1	PRELIMINARY DEMO PLANS
D-2	PRELIMINARY DEMO ELEVS
A-1	PRELIMINARY 1ST FLOOR PLAN
A-2	PRELIMINARY 2ND FLOOR PLAN (3RD FLOOR SIM)
A-3	PRELIMINARY ELEVATIONS
A-4	PRELIMINARY ELEVATIONS

206 N WASHINGTON
YPSILANTI, MI

SITE PLAN
COVER



DATE 1-6-23

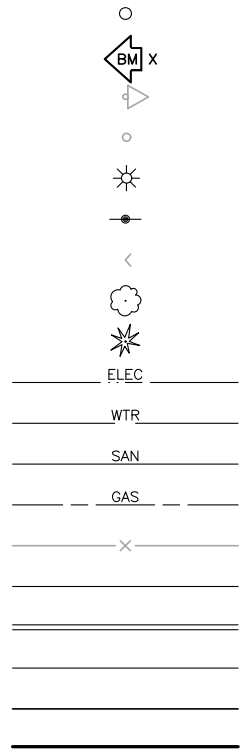
SCALE N.T.S.

SHEET NO.

SP-01

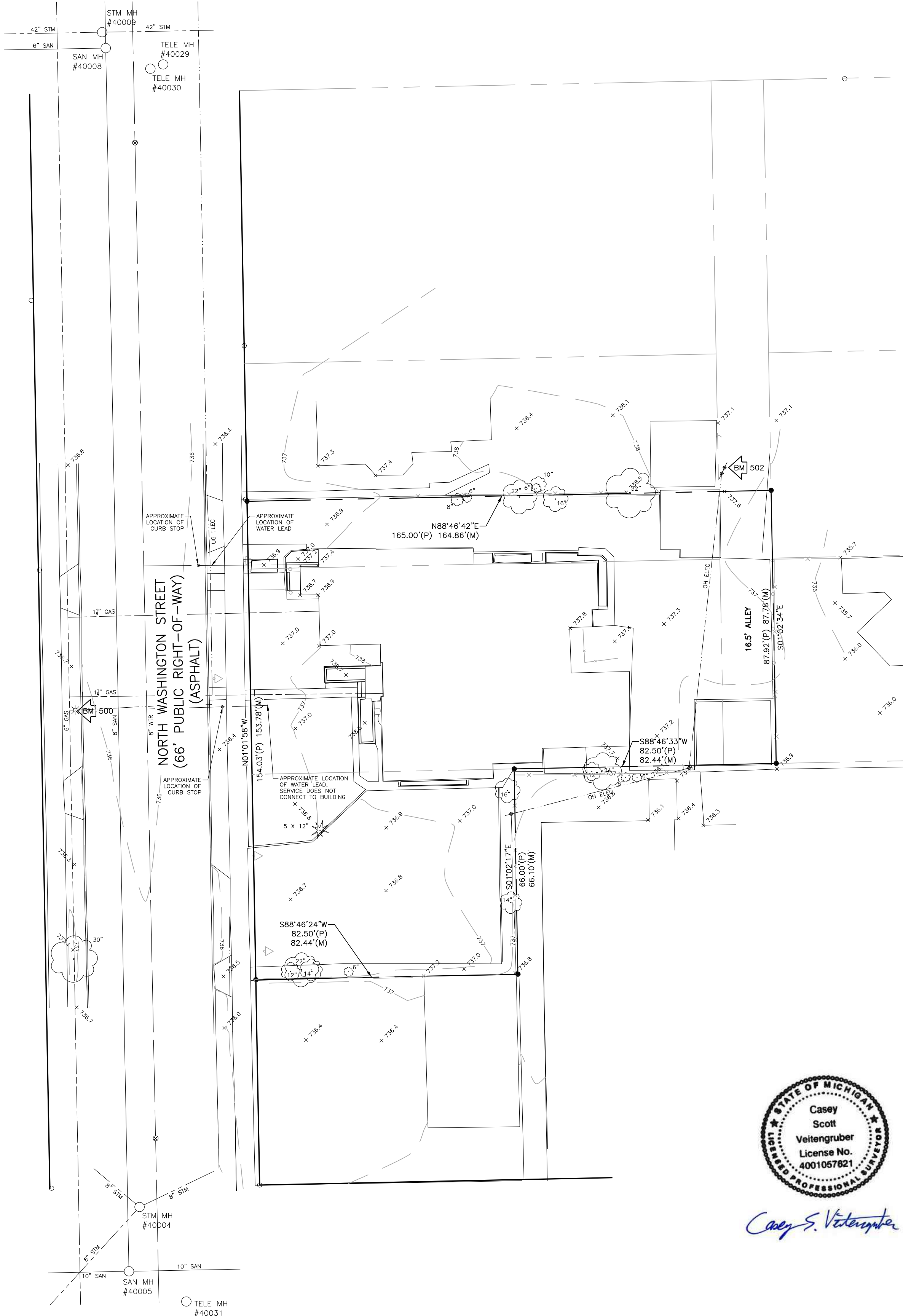
NOT FOR CONSTRUCTION

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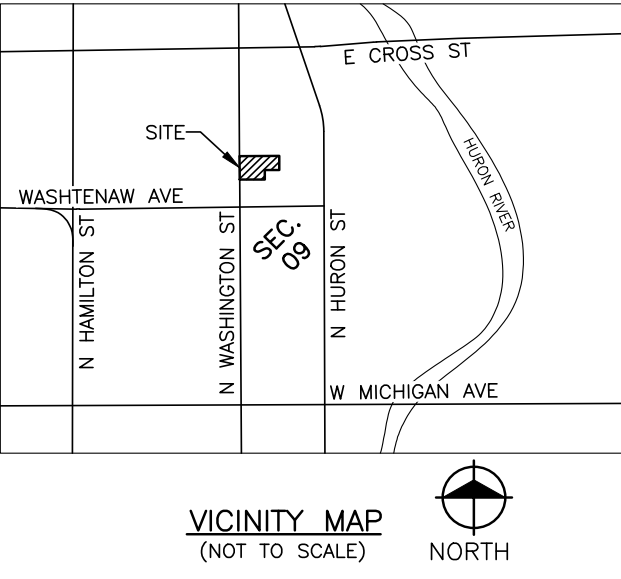
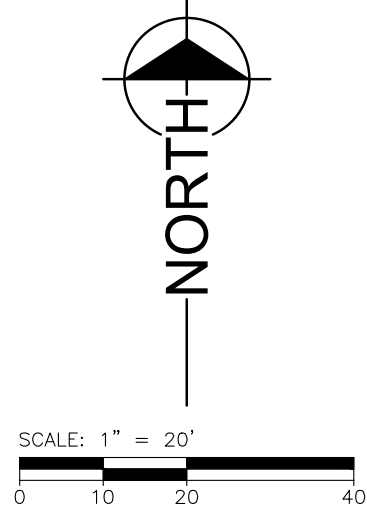


LEGEND

- FOUND IRON
- BENCHMARK
- SIGN
- POST
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- ELECTRIC LINES
- WATER
- SANITARY
- GAS
- FENCE
- EDGE OF PAVEMENT
- CONCRETE CURB
- BUILDING LINE
- PROPERTY LINE
- RIGHT-OF-WAY (ROW) LINE



Casey S. Veitengruber



BENCH MARK 500 ELEVATION: 736.80
CHISELED X IN EAST SIDE OF CONCRETE LIGHT POLE
BASE, WEST SIDE OF NORTH WASHINGTON STREET,
100'± WEST-NORTHWEST OF THE SOUTHWEST CORNER OF
BUILDING #206

BENCH MARK 502 ELEVATION: 738.06
COTTON SPINDLE IN EAST SIDE OF MORE NORTHERLY OF
TWO UTILITY POLES IN ALLEY, 7'± NORTH OF NORTHEAST
CORNER OF OUTBUILDING FOR BUILDING #210

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40004	271946.86'	13326993.96'	735.80	STORM MH	
1	8	PVC	NE	732.90	3' DIAMETER, CONCRETE BLOCK
2	8	PVC	SW	732.80	
3	8	PVC	NW	732.90	
				732.60	T/WATER
				730.60	T/SEDIMENT

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40005	271926.16'	13326990.64'	735.77	SANITARY MH	
1	8	VCP	N	725.07	4' DIAMETER, PRECAST
2	10	VCP	E	724.37	
3	10	VCP	W	724.47	

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40008	272319.91'	13326983.33'	736.27	SANITARY MH	
1	6	VCP	N	727.37	3' OVAL, BRICK
2	6	VCP	S	727.32	
3	6	VCP	W	727.47	

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40009	272325.02'	13326982.19'	736.29	STORM MH	
1	42	RCP	E	726.29	3' OVAL, BRICK
2	42	RCP	W	726.29	
3	6		N-S	727.99	T/PIPE

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40029	272314.63'	13327001.39'	736.21	TELEPHONE MH	
1			N	732.21	T/WIRES
2			S	731.51	T/WIRES
					BRICK VAULT CONNECTS TO 40029

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40030	272313.26'	13326997.34'	736.22	TELEPHONE MH	
1			W	732.22	T/WIRES
					BRICK VAULT CONNECTS TO 40029

Pipes	Size (inch)	Type	Direction	Flow Line	Comments
40031	271916.43'	13327008.66'	735.61	TELEPHONE MH	
1			N-S	731.61	T/WIRES
2			E-W	732.61	T/WIRES
					4' OVAL, BRICK

Avalon Housing
City of Ypsilanti, Washtenaw County, MI

Topographic Survey
#206-210 North Washington Street



Drawn By DSB
Designer CSV
Reviewer MLN
Manager CSV

Hard copy is intended to be
24"x36" when plotted. Scale(s)
indicated and graphic quality may
not be accurate for any other size.

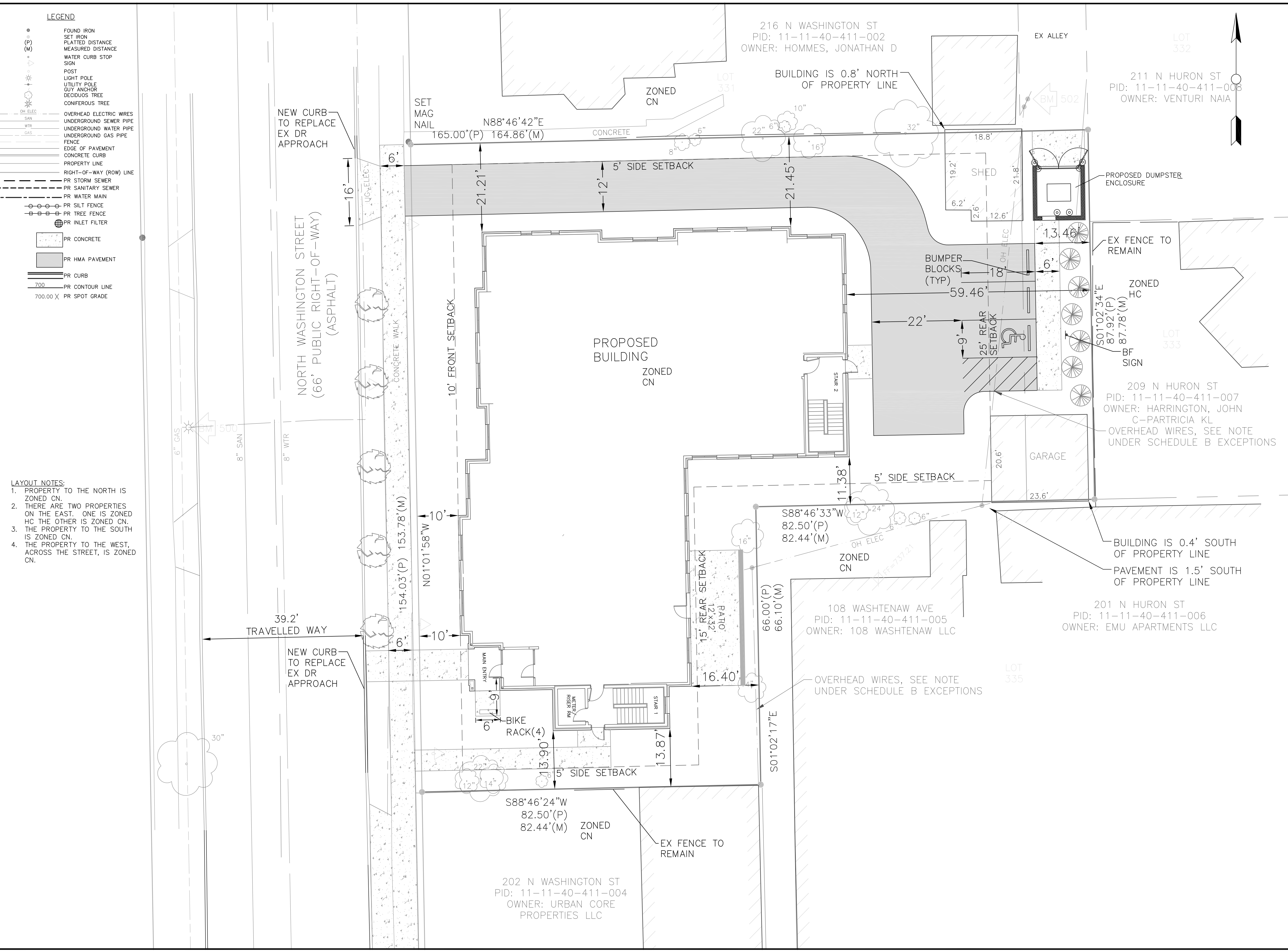
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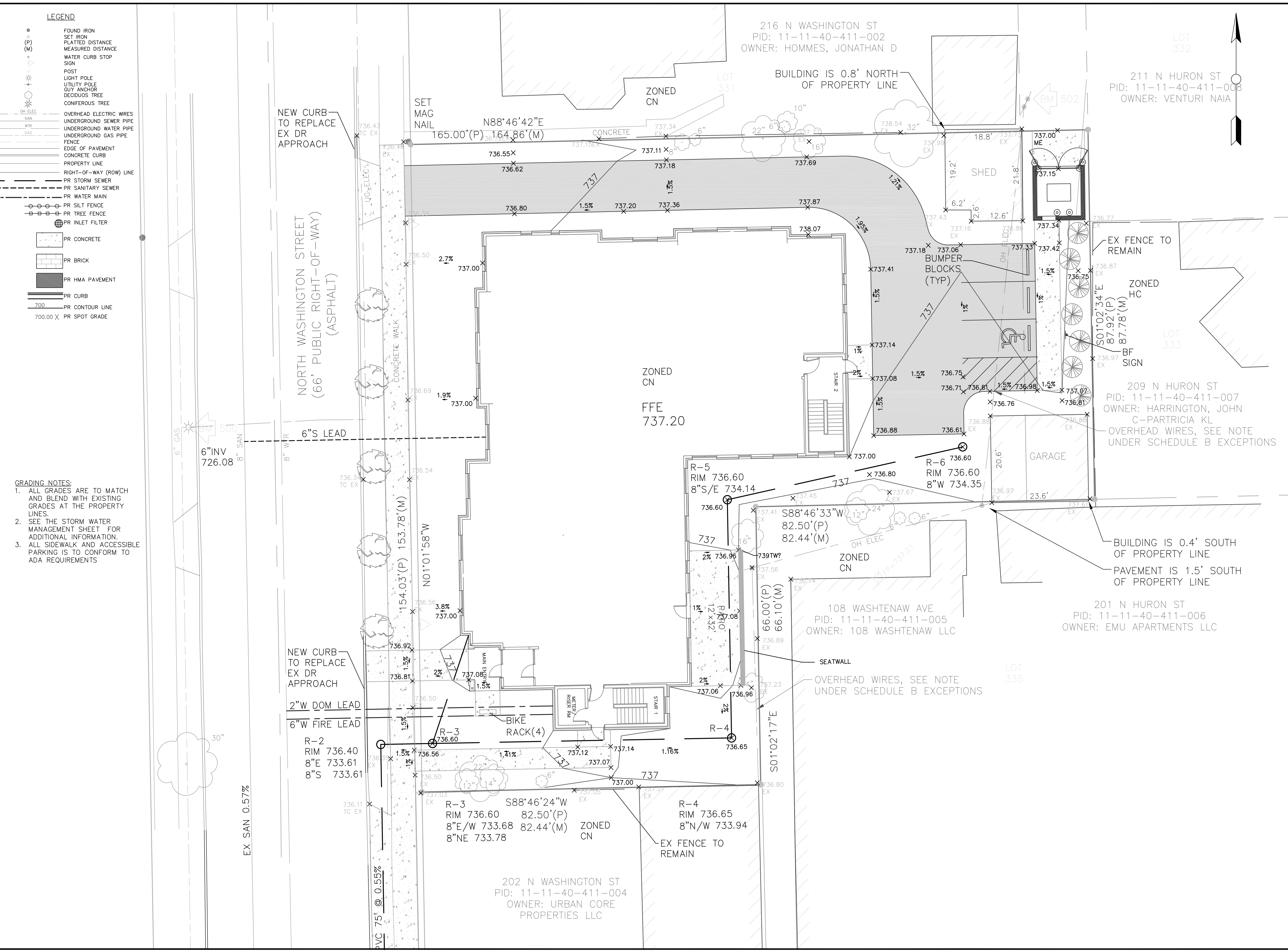
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SHEET NO.

1 of 1

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- LEGEND**
- FOUND IRON
 - SET IRON
 - PLATTED DISTANCE
 - MEASURED DISTANCE
 - WATER CURB STOP SIGN
 - POST
 - LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - OVERHEAD ELECTRIC WIRES
 - UNDERGROUND SEWER PIPE
 - UNDERGROUND WATER PIPE
 - UNDERGROUND GAS PIPE
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - PROPERTY LINE
 - RIGHT-OF-WAY (ROW) LINE
 - PR STORM SEWER
 - PR SANITARY SEWER
 - PR WATER MAIN
 - PR SILT FENCE
 - PR TREE FENCE
 - PR INLET FILTER
 - PR CONCRETE
 - PR BRICK
 - PR HMA PAVEMENT
 - PR CURB
 - PR CONTOUR LINE
 - 700.00 X PR SPOT GRADE

- GRADING NOTES:**
1. ALL GRADES ARE TO MATCH AND BLEND WITH EXISTING GRADES AT THE PROPERTY LINES.
 2. SEE THE STORM WATER MANAGEMENT SHEET FOR ADDITIONAL INFORMATION.
 3. ALL SIDEWALK AND ACCESSIBLE PARKING IS TO CONFORM TO ADA REQUIREMENTS



Know what's below.
Call before you dig.

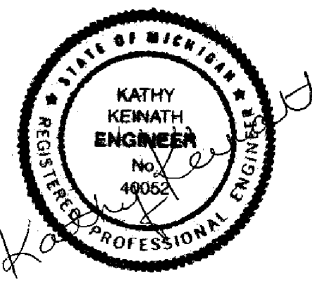
THE UNDERGROUND UTILITIES SERVICE (811) HAS LOCATED THE UTILITIES SHOWN HERE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH, AND SIZE OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

Macon Engineering, LLC.

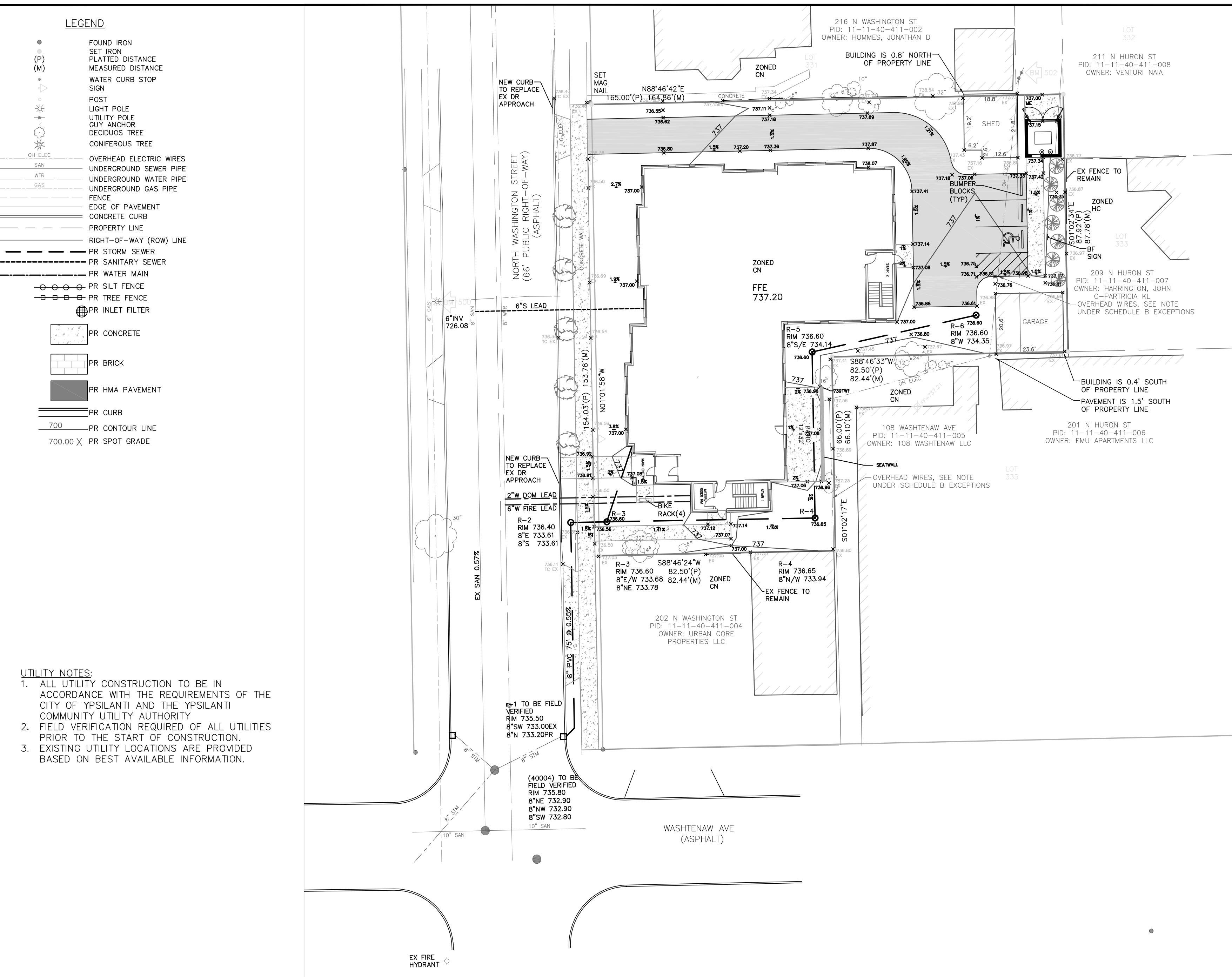
P.O. Box 314, Chelsea, MI 48118 734-216-9941

206 N WASHINGTON
YPSILANTI, MI

SITE PLAN
DETAILED GRADING



DATE	1-6-23
SCALE	1"=10'
SHEET NO.	SP-05



EXISTING SITE AREA					
Total Site Area =		19945		0.46 ac	
W1: POST EDEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS AND RUNOFF COEFFICIENTS					
Rational Method Variables					
Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	(C)/(Area)
Building Roof	B	6,304	0.145	0.95	0.14
Concrete	B	648	0.015	0.95	0.01
Pavement	B	8,731	0.200	0.95	0.19
Pervious	B	4,262	0.098	0.35	0.03
		19,945	Total = Sum (C)/A		0.38
		Area Total = Sum A (ac)			0.46
		Weighted C = Sum (C)(A)/Area Total			0.82
Total Existing Impervious Area =		15,683 sf			

PROPOSED SITE AREA					
Total Site Area =		19945		0.46 ac	
W1: POST EDVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS AND RUNOFF COEFFICIENTS					
Rational Method Variables					
Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (c)	(C)/Area
Building Roof	B	9,003	0.207	0.95	0.20
Concrete	B	1,327	0.030	0.95	0.03
Pavement	B	3,235	0.074	0.95	0.07
Pervious	B	6,380	0.146	0.35	0.05
		19,945	Total = Sum (C)/A		0.35
		Area Total = Sum A (ac)		0.46	
		Weighted C = Sum (C)(A)/Area Total		0.76	
Total Proposed Impervious Area =		13,565 sf			

STORM WATER MANAGEMENT NARRATIVE:

THE PROPOSED SITE CONTAINS LESS IMPERVIOUS AREA THAN THE EXISTING SITE. THEREFORE NO STORM WATER DETENTION IS REQUIRED ON THE SITE. HOWEVER, THE PROPOSED SITE INCLUDES SEVERAL IMPROVEMENTS TO THE EXISTING CONDITIONS. UNDER THE EXISTING CONDITIONS THE RUNOFF FROM THE SITE FLOWS UNCONTROLLED ONTO THE ADJACENT PROPERTIES AND DIRECTLY ACROSS THE SIDEWALK TO THE RIGHT-OF-WAY. THE PROPOSED SITE INCLUDES SWALES AND GREEN SPACE ALONG THE PROPERTY LINES TO CAPTURE RUNOFF. ALONG THE EAST AND SOUTH SIDES OF THE SITE, RUNOFF IS COLLECTED AT LOW POINTS NEAR THE PROPERTY LINE THAT HAVE PROPOSED INLETS TO COLLECT THE RUNOFF AND ALLOW IT TO FLOW VIA A NEW STORM SEWER FROM THE SITE TO THE EXISTING STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF THE WASHINGTON AND WASHTENAW INTERSECTION. ON THE NORTH SIDE OF THE SITE, THE RUNOFF IS DIRECTED TO A GRASS SWALE LOCATED ALONG THE PROPERTY LINE BEFORE EVENTUALLY FLOWING TO THE RIGHT-OF-WAY. ALONG THE WEST SIDE OF THE SITE THERE IS A SIGNIFICANT GREEN SPACE BETWEEN THE PROPOSED BUILDING AND THE SIDEWALK. DUE TO THE SHALLOW DEPTHS OF THE EXISTING STORM SEWER IN THE RIGHT-OF-WAY, THE PROPOSED STORM SEWER HAS BEEN DESIGNED WITH MINIMAL SLOPE TO MAINTAIN AS MUCH COVER OVER THE PIPES AS POSSIBLE.

UTILITIES NARRATIVE:

THE PROJECT PROPOSES A NEW 6" SANITARY SEWER LEAD CONNECTING TO THE EXISTING 8" SANITARY SEWER IN THE WASHINGTON RIGHT-OF-WAY. THE EXISTING SANITARY SEWER IS AT A DEPTH THAT WILL ACCOMMODATE THE PROPOSED SERVICE LEAD WITH GRAVITY FLOW.

THE PROJECT PROPOSES TWO WATER SERVICE LEADS. ONE WILL BE A 2" DOMESTIC LEAD AND THE OTHER WILL BE A 6" FIRE SERVICE LEAD. BOTH LEADS WILL CONNECT TO THE EXISTING 8" WATER MAIN IN THE WASHINGTON RIGHT-OF-WAY. THERE IS A METER ROOM ON THE SOUTH SIDE OF THE BUILDING TO ACCOMMODATE THE LEAD CONNECTIONS AT THE BUILDING. THERE WILL BE A FIRE DEPARTMENT CONNECTION ON THE FRONT OF THE BUILDING. THE CLOSEST EXISTING FIRE HYDRANT AVAILABLE TO SERVE THE SITE IS LOCATED AT THE SOUTH WEST CORNER OF THE WASHTENAW AND WASHINGTON INTERSECTION.

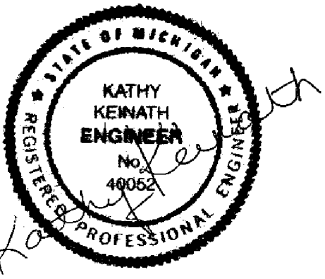
40004	271946.86'	13326993.96'	735.80	STORM MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1	8	PVC	NE	732.90	3' DIAMETER, CONCRETE BLOCK
2	8	PVC	SW	732.80	
3	8	PVC	NW	732.90	
				732.60	T/WATER
				730.60	T/SEDIMENT
40005	271926.16'	13326990.64'	735.77	SANITARY MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1	8	VCP	N	725.07	4' DIAMETER, PRECAST
2	10	VCP	E	724.37	
3	10	VCP	W	724.47	
40008	272319.91'	13326983.33'	736.27	SANITARY MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1	6	VCP	N	727.37	3' OVAL, BRICK
2	6	VCP	S	727.32	
3	6	VCP	W	727.47	
40009	272325.02'	13326982.19'	736.29	STORM MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1	42	RCP	E	726.29	3' OVAL, BRICK
2	42	RCP	W	726.29	
3	6		N-S	727.99	T/PIPE
40029	272314.63'	13327001.39'	736.21	TELEPHONE MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1			N	732.21	T/WIRES
2			S	731.51	T/WIRES
					BRICK VAULT CONNECTS TO 40029
40030	272313.26'	13326997.34'	736.22	TELEPHONE MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1			W	732.22	T/WIRES
					BRICK VAULT CONNECTS TO 40029
40031	271916.43'	13327008.66'	735.61	TELEPHONE MH	
Pipes	Size (inch)	Type	Direction	Flow Line	Comments
1			N-S	731.81	T/WIRES
2			E-W	732.61	T/WIRES
					4' OVAL, BRICK



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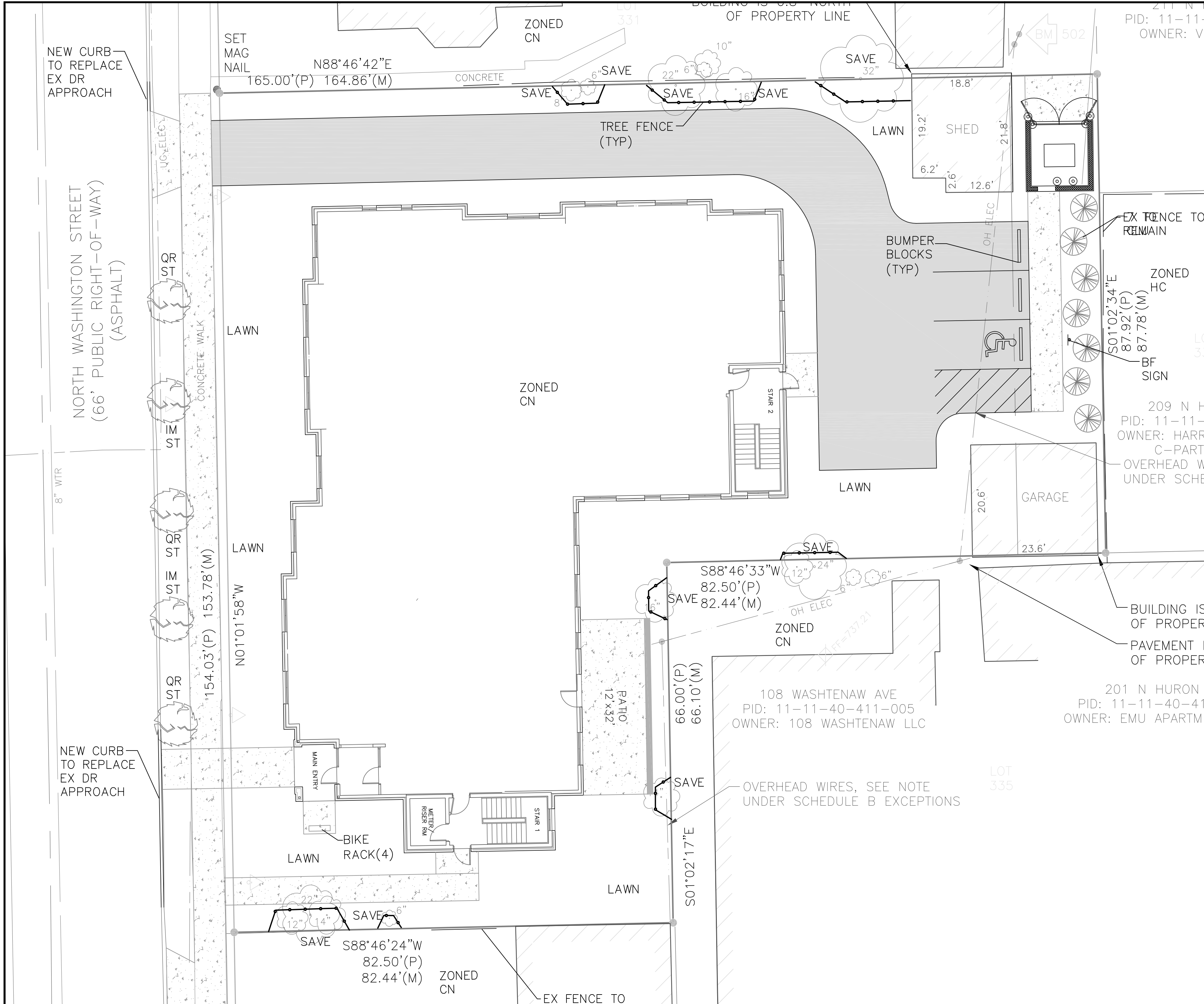
206 N WASHINGTON
YPSILANTI, MI
SITE PLAN
UTILITIES & STORM
WATER MANAGEMENT



DATE 1-6-23

SCALE 1"=20'

SHEET NO. SP-06



LEGEND

- FOUND IRON
- SET IRON
- PLATTED DISTANCE
- MEASURED DISTANCE
- WATER CURB STOP SIGN
- POST
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- OVERHEAD ELECTRIC WIRES
- UNDERGROUND SEWER PIPE
- UNDERGROUND WATER PIPE
- UNDERGROUND GAS PIPE
- FENCE
- EDGE OF PAVEMENT
- CONCRETE CURB
- PROPERTY LINE
- RIGHT-OF-WAY (ROW) LINE
- PR STORM SEWER
- PR SANITARY SEWER
- PR WATER MAIN
- PR SLT FENCE
- PR TREE FENCE
- PR INLET FILTER
- PR CONCRETE
- PR BRICK
- PR HMA PAVEMENT
- PR CURB
- PR CONTOUR LINE
- 700.00 X PR SPOT GRADE

LANDSCAPING SPECIFICATIONS:

- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, AS A CONTINUING OBLIGATION FOR THE DURATION OF THE SITE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF THE SANITARY SEWER.
- PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
- PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
- ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL DISTURBED UNPAVED AREAS ARE TO BE RESTORED. AREAS OF INDIVIDUAL TREES ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4' DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
- TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 8 INCHES IN LANDSCAPE PLANTING AREAS.
- AFTER THE TOPSOIL IS IN PLACE IT SHALL BE FINE GRADED REMOVING ALL ROOTS, STICKS, STONES AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE TOPSOIL SOIL SHALL HAVE A PH OF 5.5 TO 7.6 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2 INCH SIEVE, 85 TO 100% PASSING THE 1 INCH SIEVE, 65 TO 100% PASSING THE 1/4 INCH SIEVE AND 20 TO 80% PASSING THE NO. 200 SIEVE.
- WATER LAWN AREAS AS NEEDED TO PROMOTE GROWTH. THE CONTRACTOR WILL BE RESPONSIBLE TO WATER, RESEED OR WORK WHEN NECESSARY TO INSURE THE GROWTH OF THE LAWN UNTIL A COMPLETE AND UNIFORM STAND OF GRASS HAS GROWN AND BEEN CUT AT LEAST TWICE. EACH TREE AND SHRUBS SHALL BE WATERED WITH 5 GALLONS OF WATER ONE TIME PER WEEK, UNLESS ONE INCH OF RAIN HAS FALLEN THAT WEEK, FOR THE FIRST GROWING SEASON.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL AREAS NOT RECEIVING STRUCTURES, PAVEMENT, RIP RAP, LANDSCAPING OR OTHER IMPROVEMENTS OR FUTURE IMPROVEMENTS SHALL BE CONSIDERED LAWN AREAS AND RECEIVE TOPSOIL AND SEEDING.
- PLANTINGS SHALL BE SUPPLIED IN GOOD HEALTH, VIGOROUS, AND FREE OF INSECTS, LARVAE, EGGS, DEFECTS AND DISEASE.
- PLANTING BEDS SHALL BE PREPARED BY LOOSENING THE TOP 1 FOOT OF TOPSOIL. PLANTS SHALL BE LOCATED PER THE PLANS. THE HOLES SHALL BE EXCAVATED WITH THE CENTER SLIGHTLY HIGHER TO PROMOTE DRAINAGE. BERM AROUND PLANTS TO FORM A BOWL SHAPE.



Know what's below.
Call before you dig.

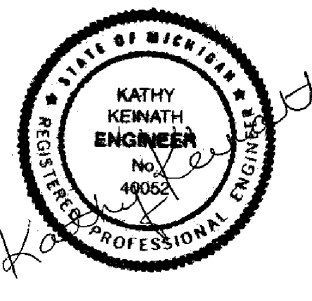
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE CITY OF CHASELSEA AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHASELSEA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHASELSEA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHASELSEA.

Macon Engineering, LLC.

P.O. Box 314, Chelsea, MI 48118 734-216-9941

206 N WASHINGTON
YPSILANTI, MI

SITE PLAN
LANDSCAPE PLAN



Kathy Kenworthy
Professional Engineer
No. 4005
State of Michigan

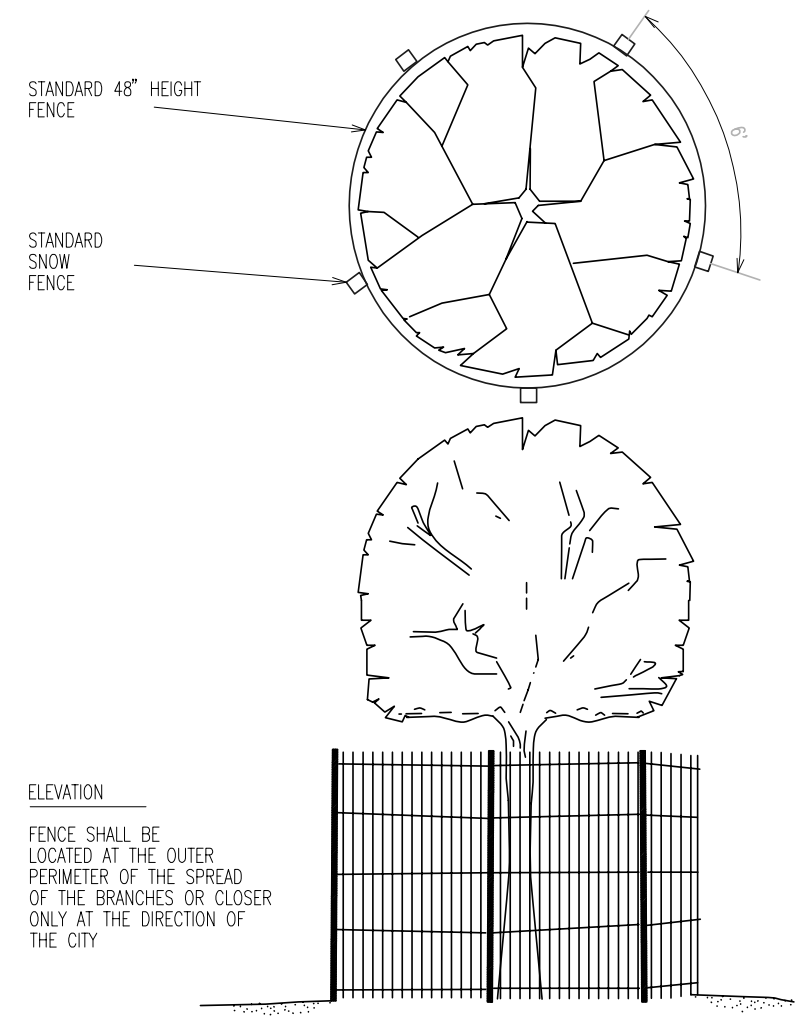
DATE 1-6-23

SCALE 1"=10'

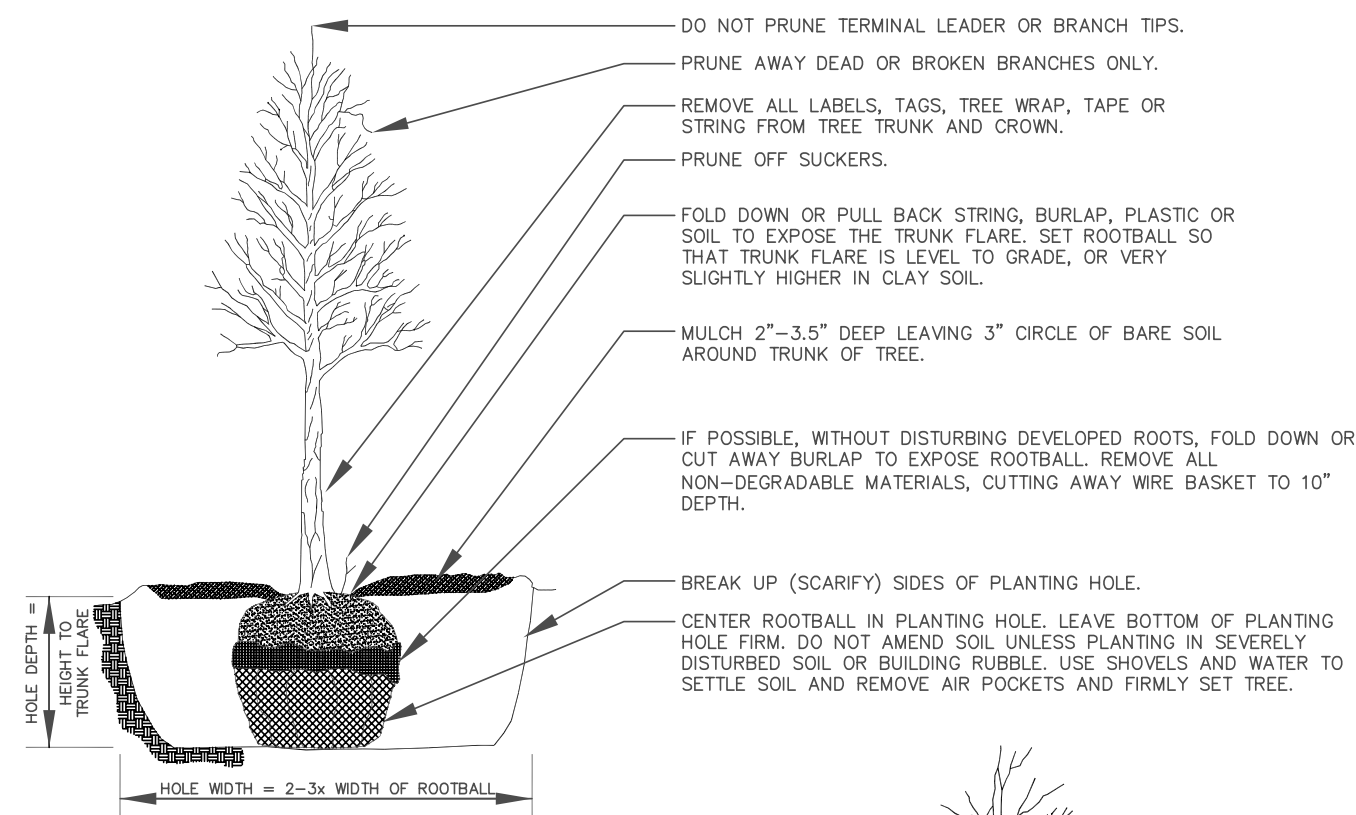
SHEET NO. SP-07

LANDSCAPE REQUIREMENT CHART						
		Required	Proposed	Existing		
STREET TREE REQUIREMENTS						
Street frontage	154 ft					
Rate is 1 tree per 30'		5	ea	5	ea	0
CONFLICTING LAND USE						
East Property Line						
Evergreen trees providing 80% opacity		7.0	ea	7	ea	0
SITE LANDSCAPING						
10% of Site Area excluding right-of-way	19945 sf	1994.5 sf	6380 sf	N/A		

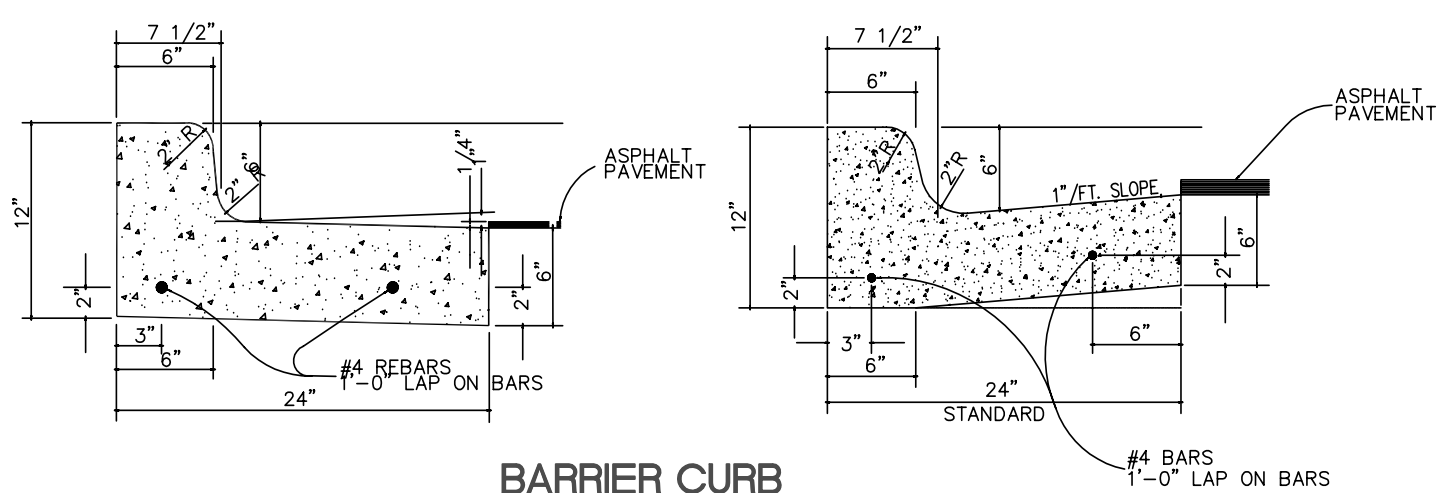
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
IM	2	Gleditsia triacanthos inermis 'Impcole'	2.5" cal	B&B		ST
TO	7	Thuja occidentalis	7'	B&B	Native	CLU
QR	3	Quercus rubra	2.5" cal	B&B	Native	ST
		Red Oak				
LEGEND						
ST	CATEGORY					
ST	Street Tree					
CLUB	Conflicting Land Use Buffer					



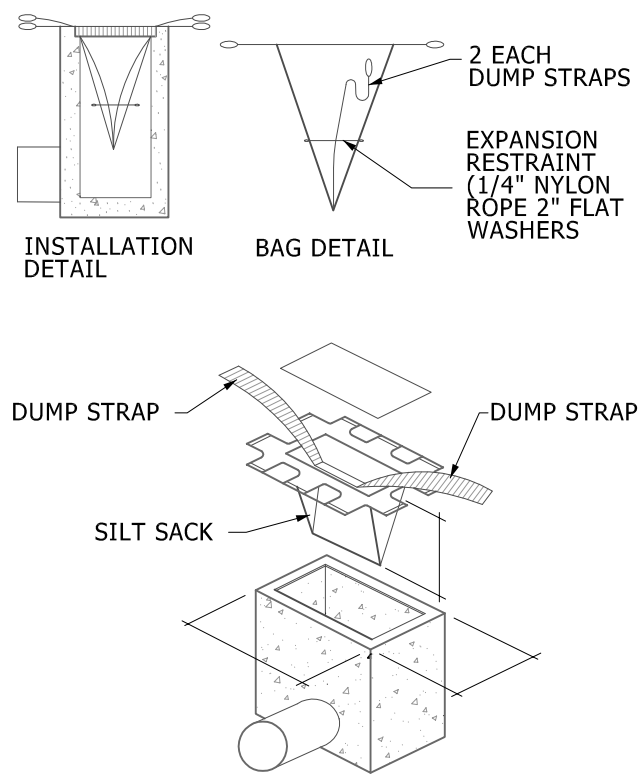
TREE PROTECTION DETAIL



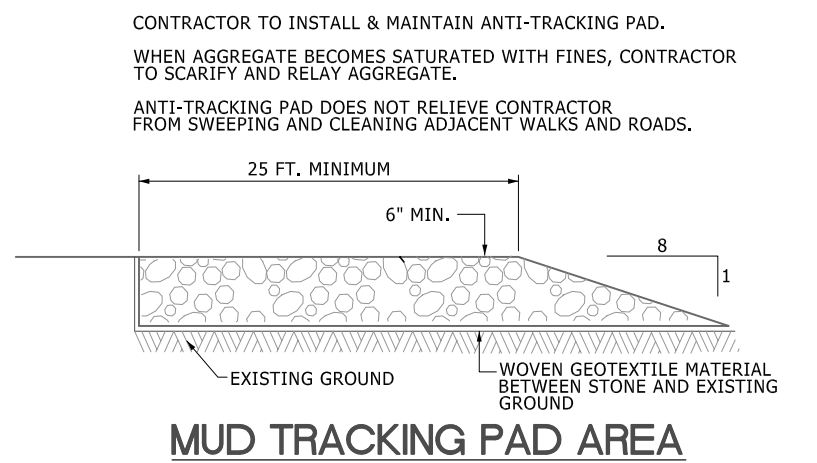
TREE PLANTING



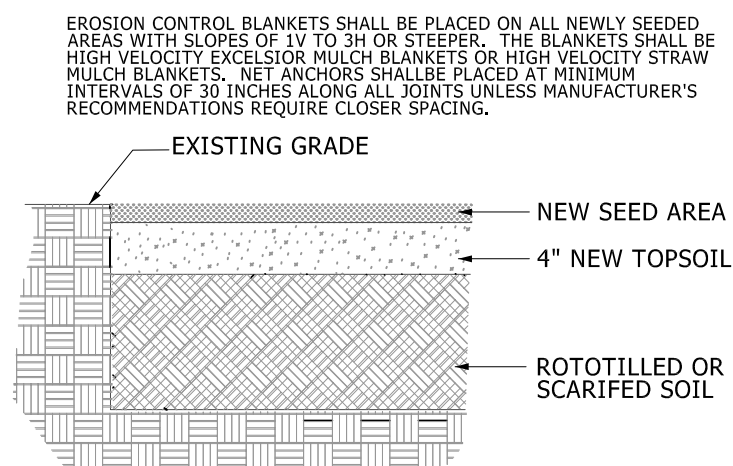
BARRIER CURB



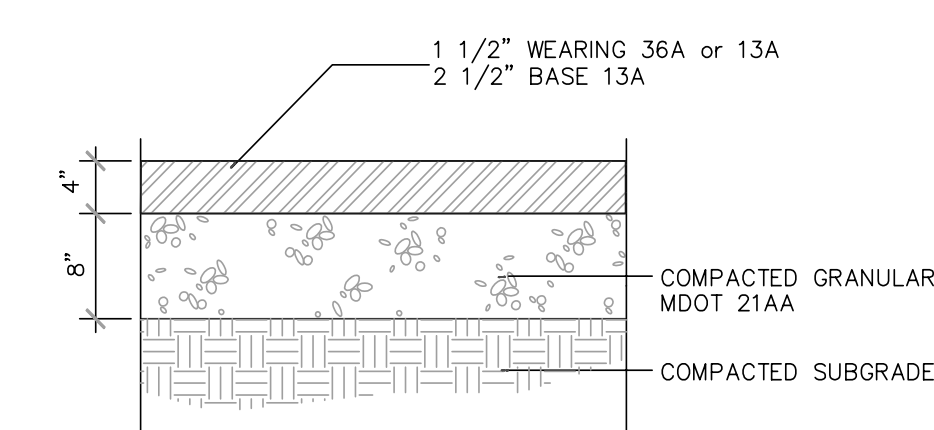
SILT SACK DETAIL



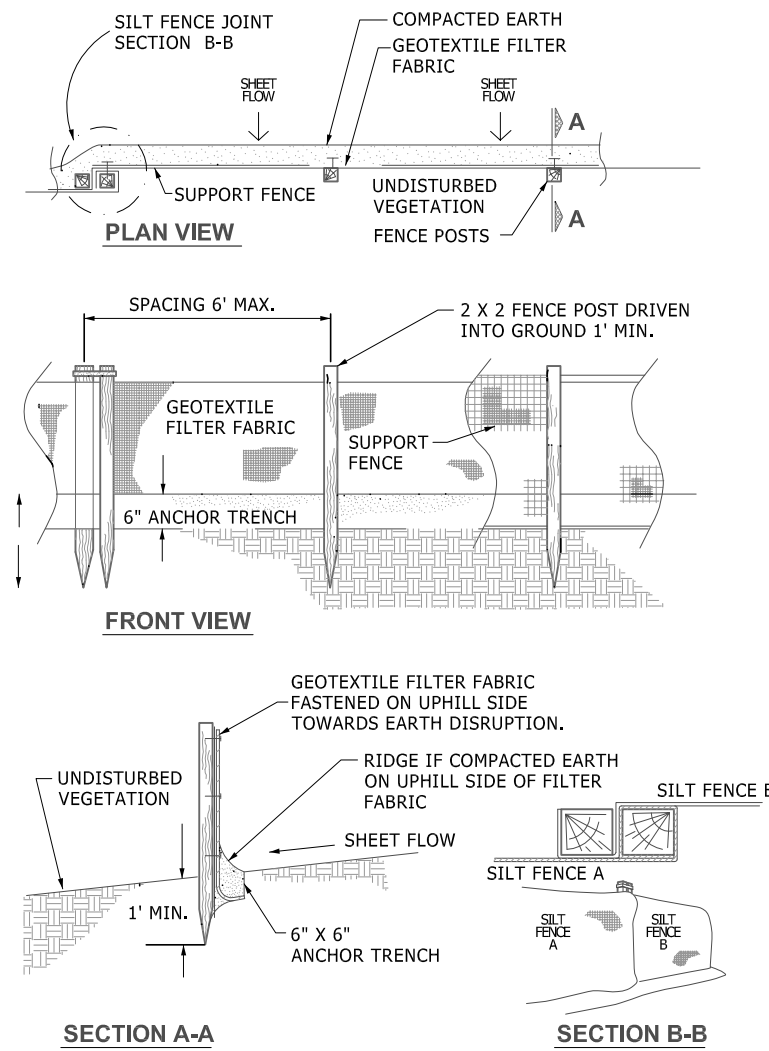
MUD TRACKING PAD AREA



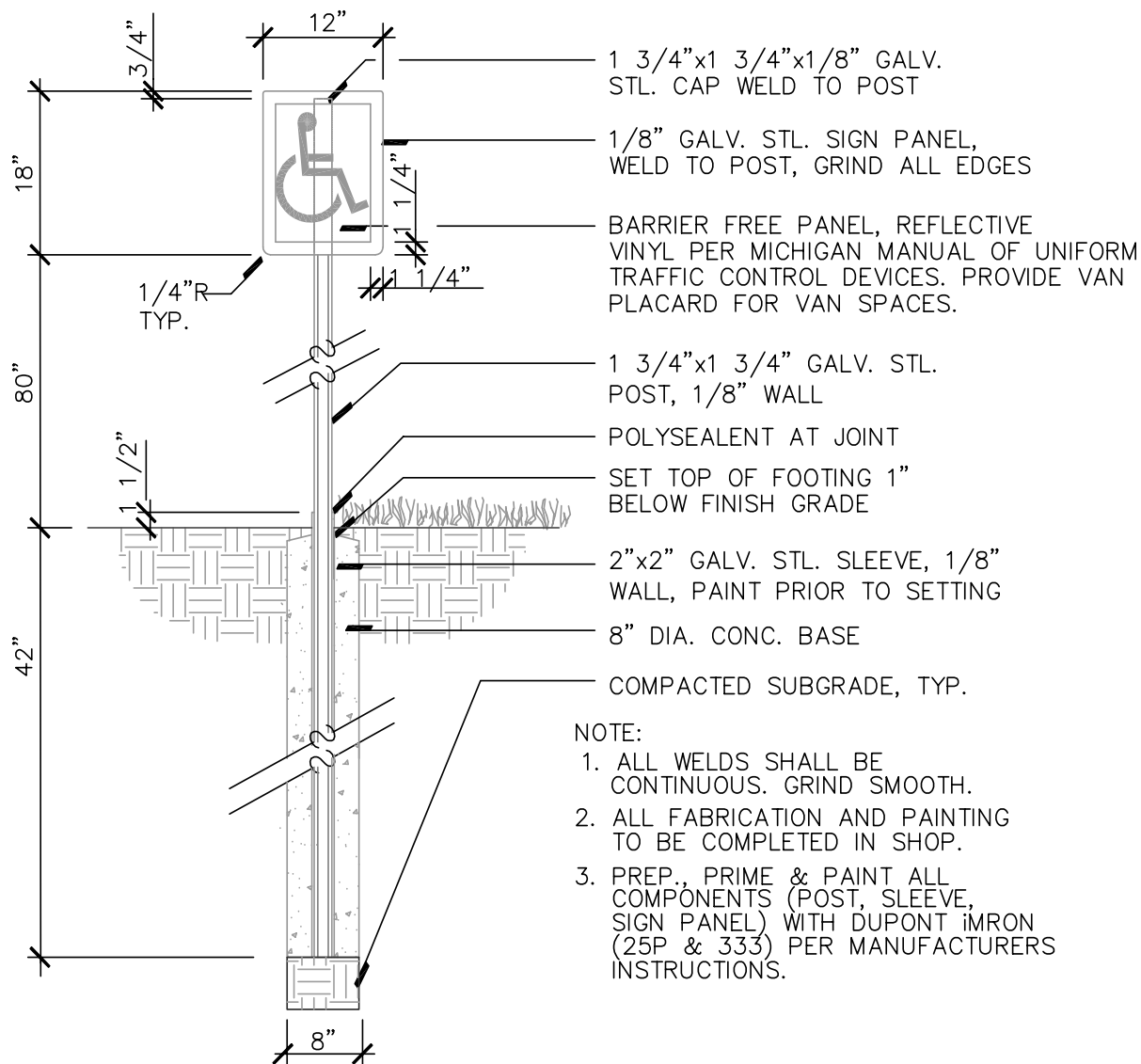
NEW SEEDED AREA



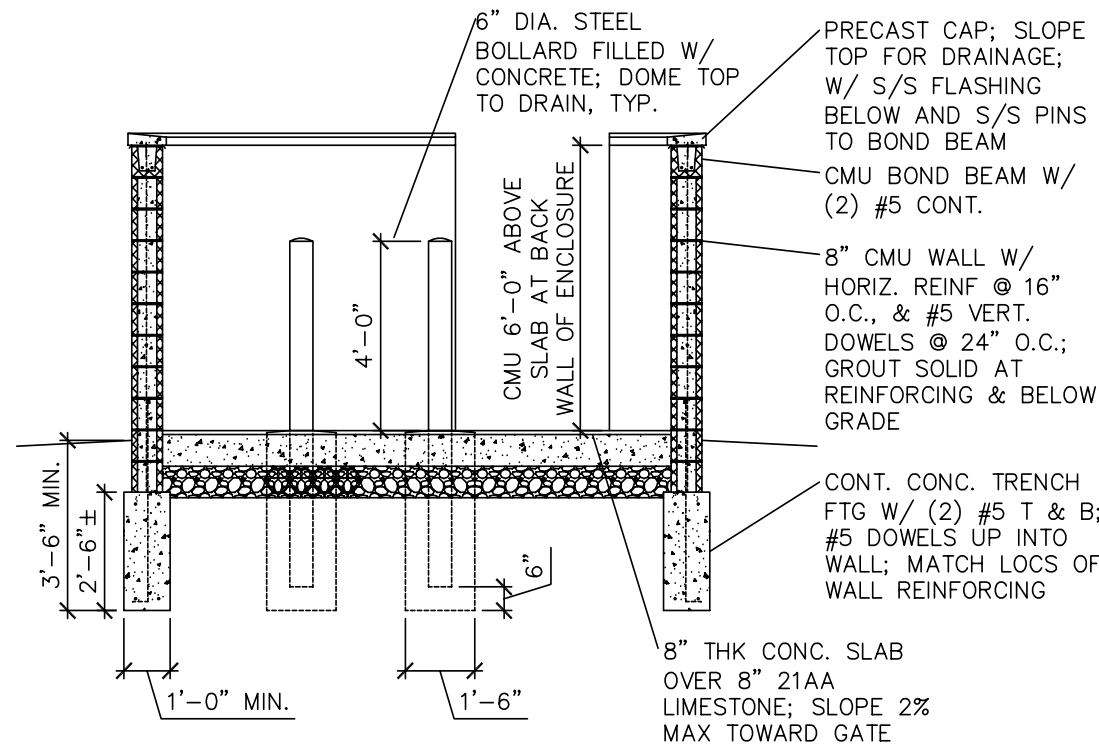
PARKING LOT AND PUBLIC ROAD PAVEMENT



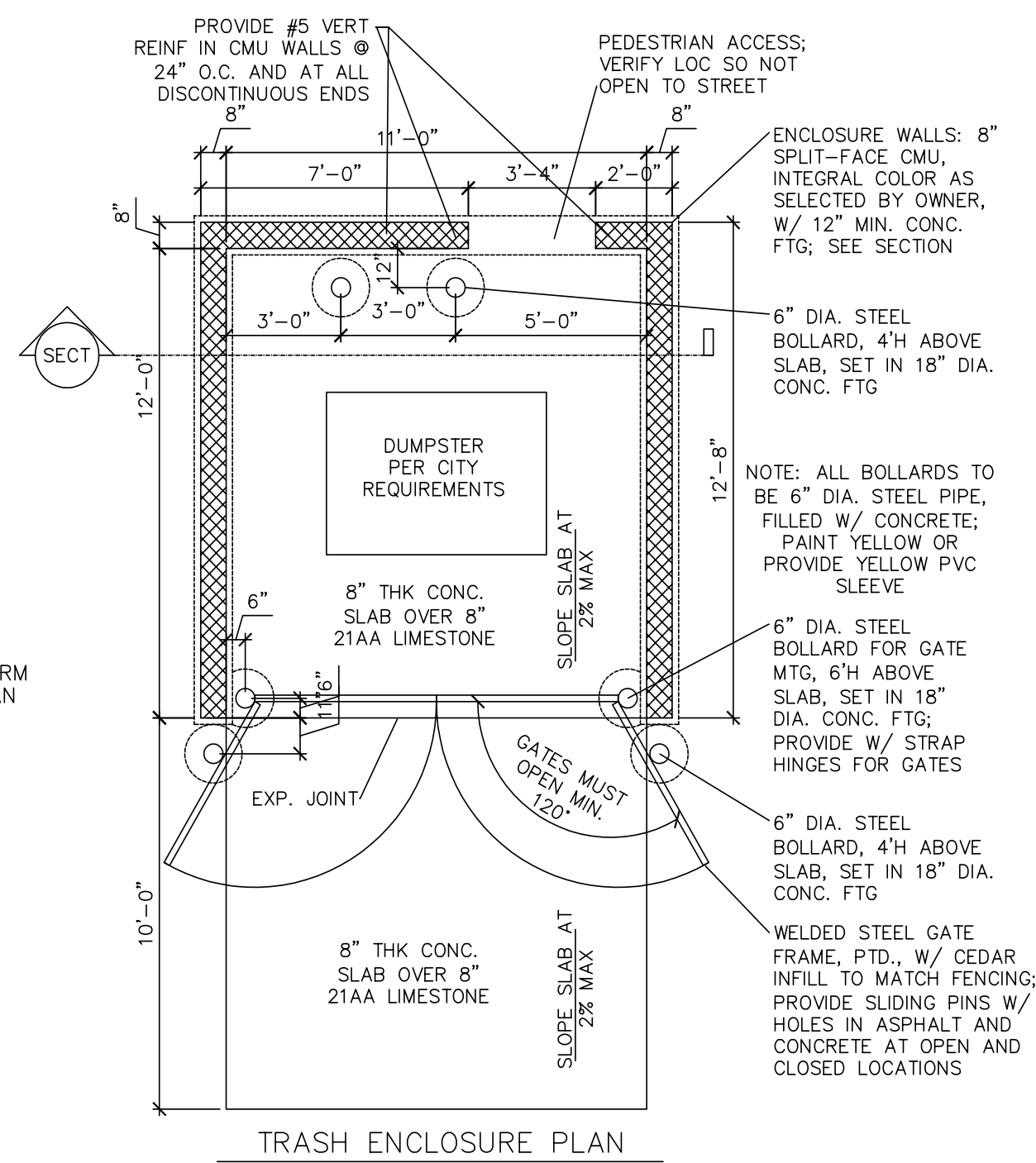
SILT FENCE DETAIL



BARRIER FREE PARKING SIGN



TRASH ENCLOSURE SECTION



TRASH ENCLOSURE PLAN

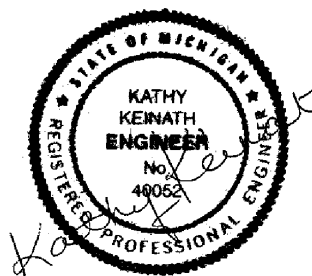


Know what's below.
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206 N WASHINGTON
YPSILANTI, MI
SITE PLAN
DETAILS



DATE 1-6-23
SCALE N.T.S.
SHEET NO. SP-08

Avalon
Housing

Project:

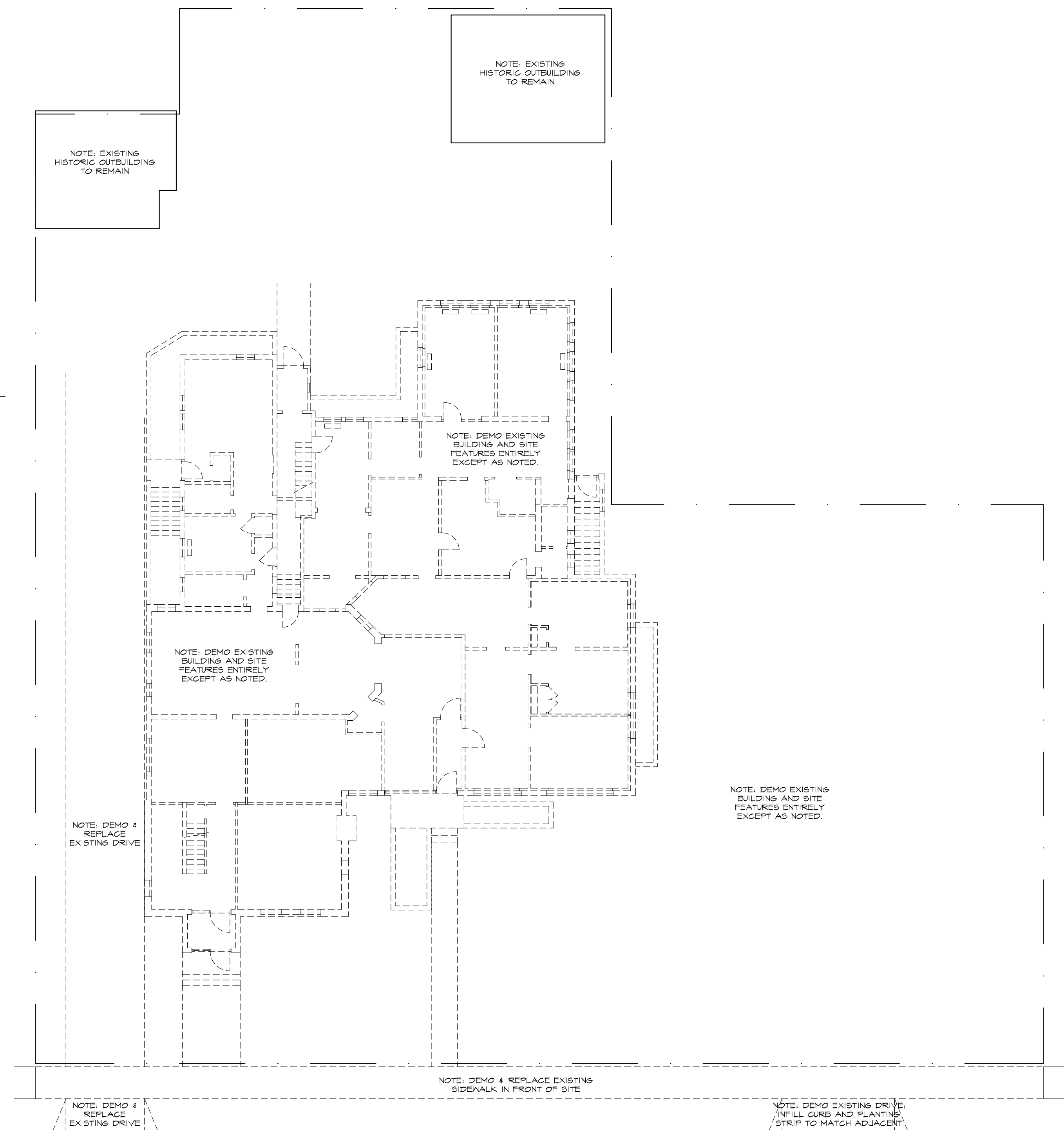
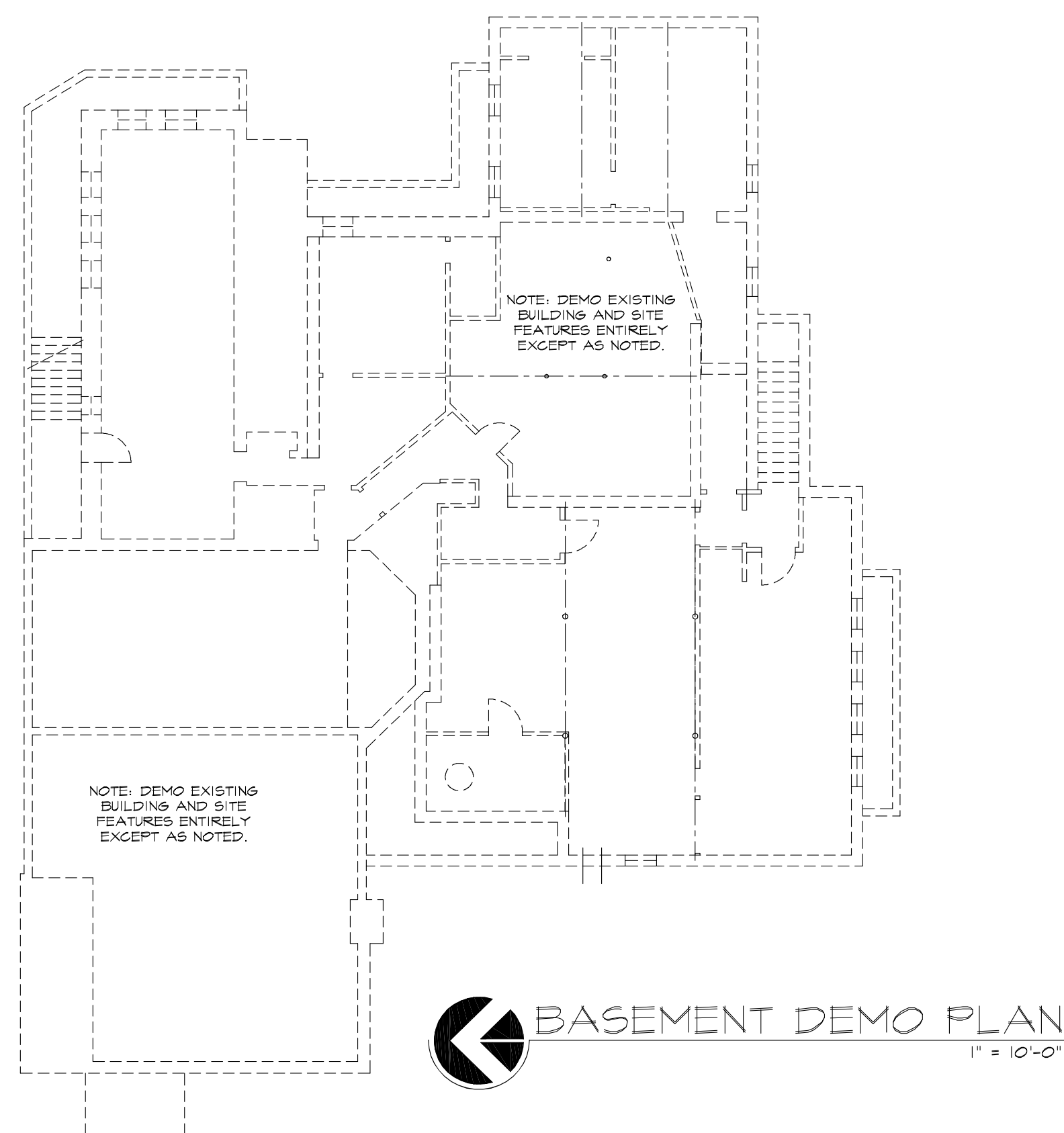
Revisions:

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Preliminary Demo Plans

Sheet No.:

D-1



ARCHITECTURAL LEGEND

NOTE: SEE PLANS FOR WALL THICKNESSES

— — — EXISTING WALL TO BE DEMOLISHED

===== EXISTING WALL TO REMAIN

Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Proposed
Apartment
Building

206-210 N. Washington,
Ypsilanti, MI

Issue Date: 1/5/23

Revisions:

Drawn: DJE
Project No.: 201927
Scale: AS SHOWN
Approved:

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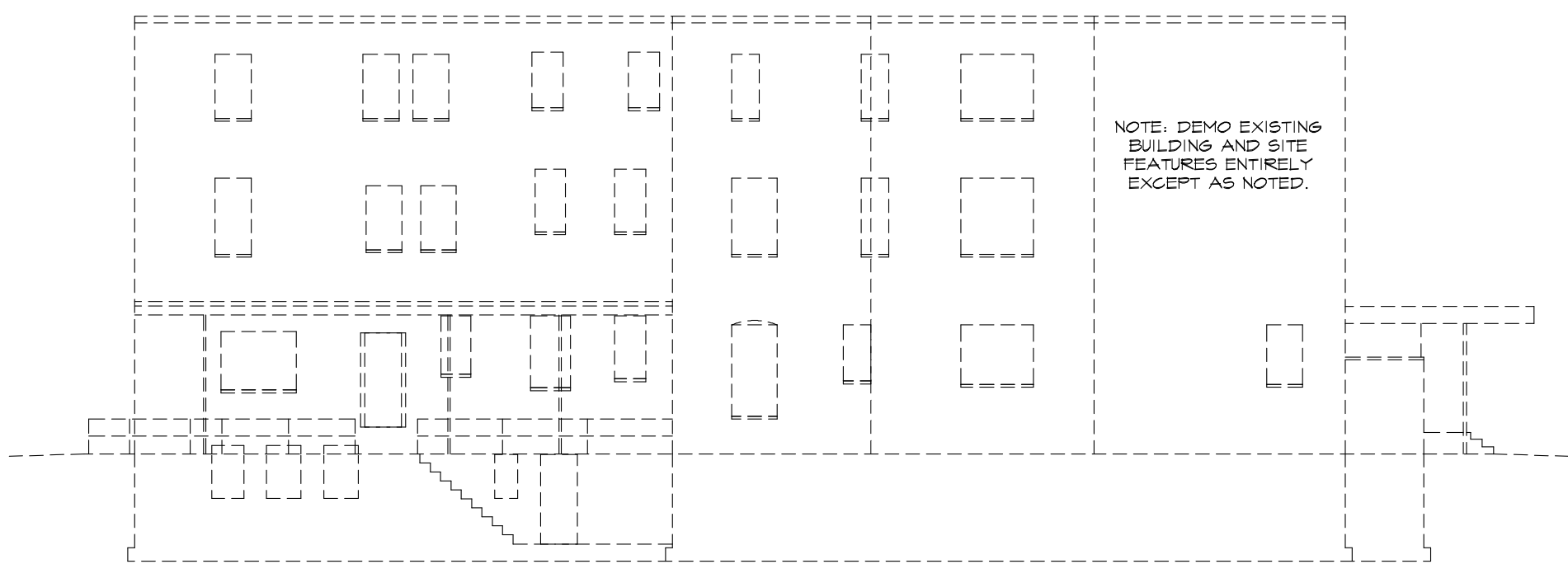
Drawing Title:

Preliminary
Demo Elevs

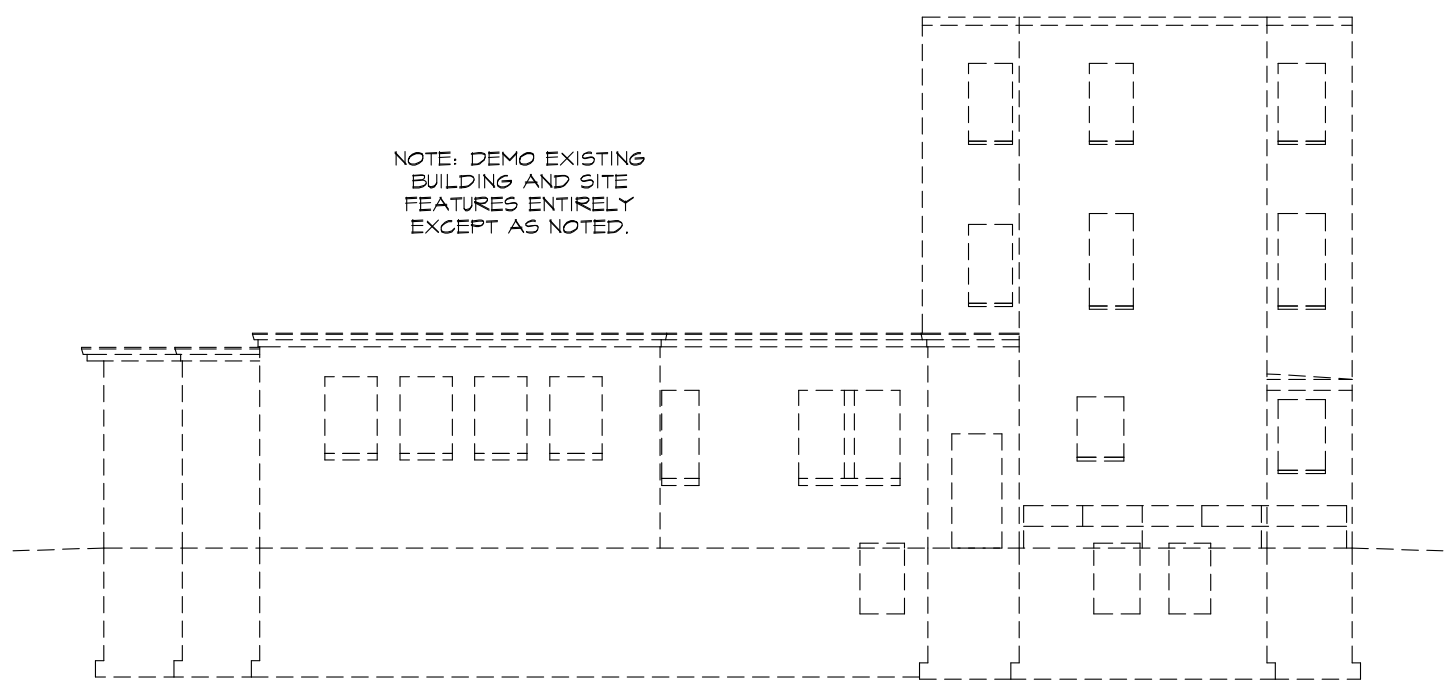
Preliminary; Not for
Construction

Sheet No.:

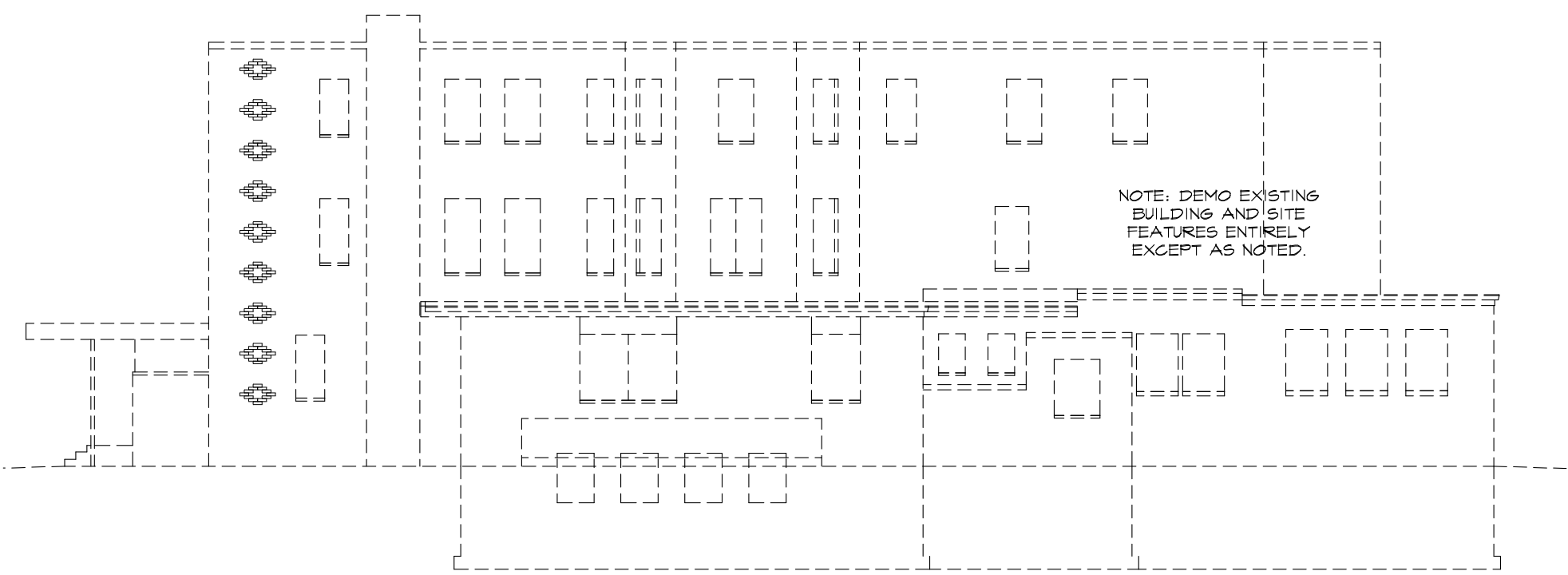
D-2



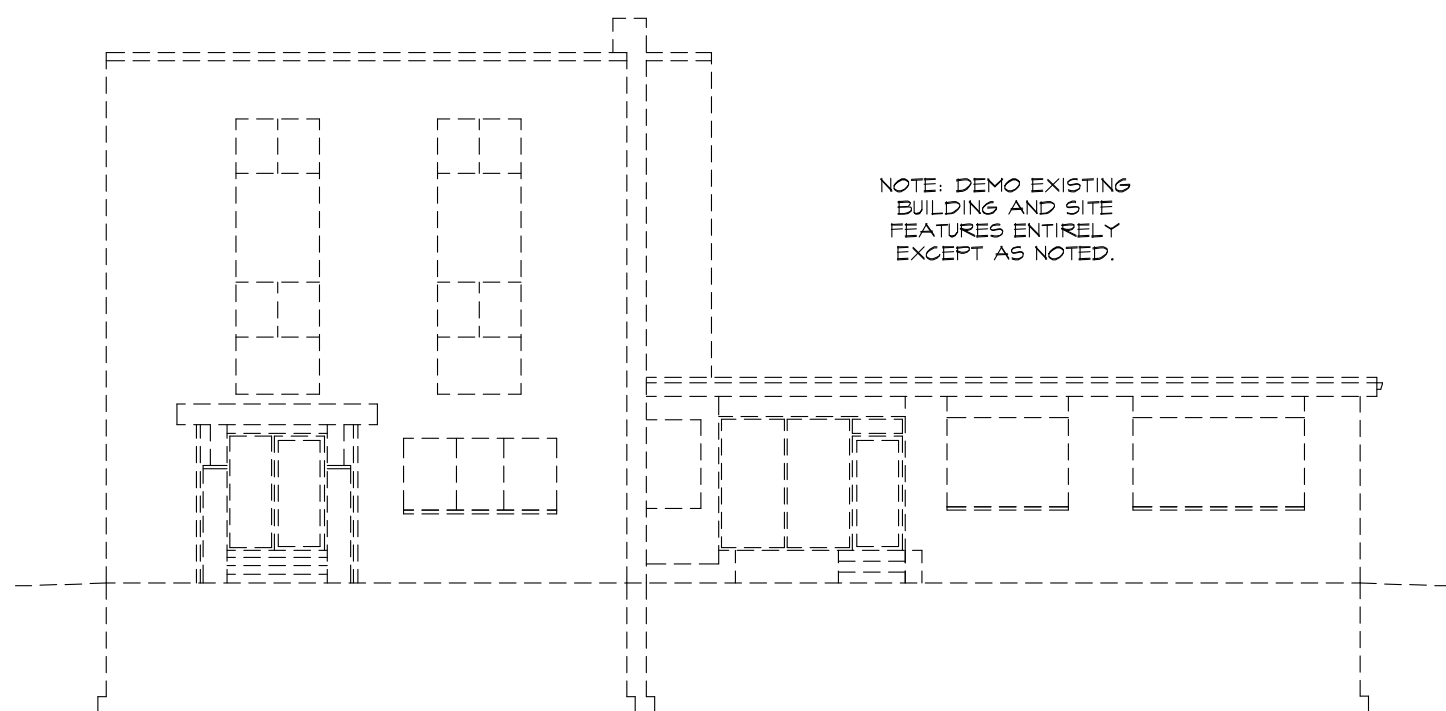
④ SOUTH SIDE DEMO ELEV 1" = 10'-0"



③ BACK (EAST) DEMO ELEV 1" = 10'-0"



② NORTH SIDE DEMO ELEV 1" = 10'-0"



① FRONT (WEST) DEMO ELEV 1" = 10'-0"

Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Proposed
Apartment
Building

206-210 N. Washington,
Ypsilanti, MI

Issue Date: 1/5/23

Revisions:

Drawn: DJE
Project No.: 201927
Scale: AS SHOWN

Approved:
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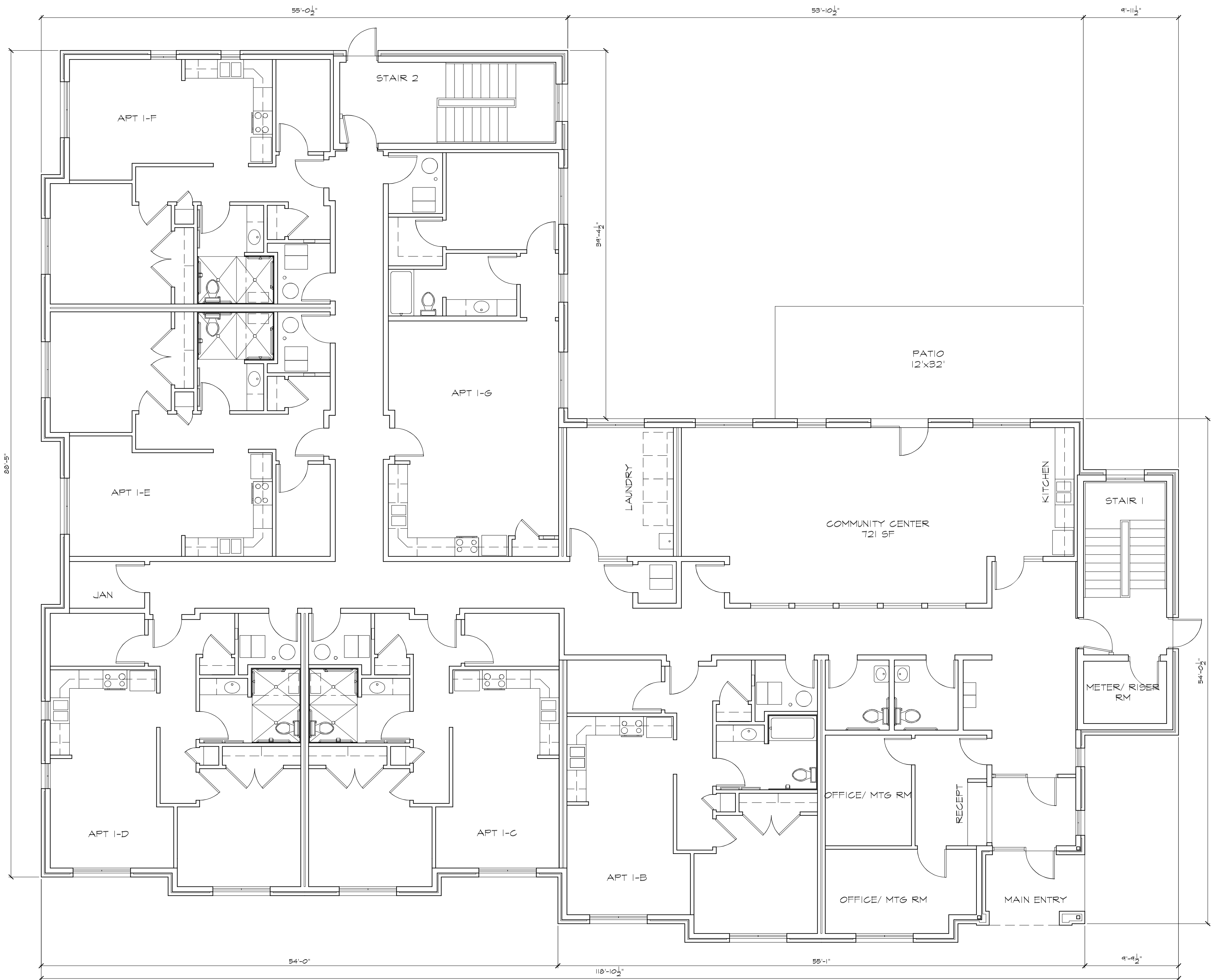
Drawing Title:

Preliminary
1st Floor
Plan

Preliminary; Not for
Construction

Sheet No.:

A-1



PRELIMINARY FIRST FLOOR PLAN

3/16" = 1'-0"

Cornerstone
Design
Inc

734.663.7580
210 Collingwood, Ste. 106
Ann Arbor, MI 48103
info@cdiarchitects.com

Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Proposed
Apartment
Building

206-210 N. Washington,
Ypsilanti, MI

Issue Date: 1/5/23

Revisions:

Drawn: DJE
Project No.: 201927
Scale: AS SHOWN

Approved:
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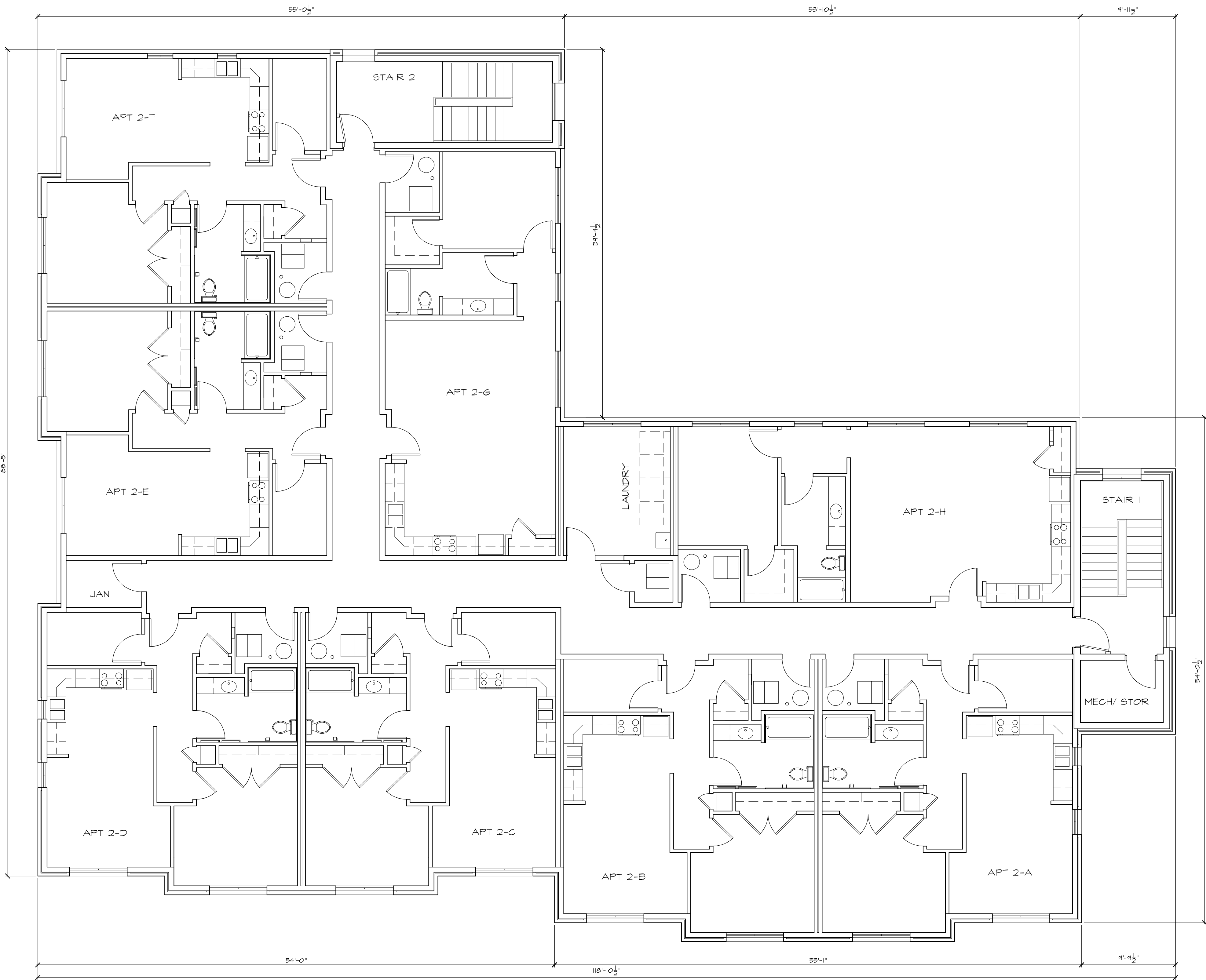
Drawing Title:

Preliminary
2nd Floor
Plan (3rd
Floor Sim.)

Preliminary; Not for
Construction

Sheet No.:

A-2



PRELIMINARY SECOND FLOOR PLAN

THIRD FLOOR SIMILAR

3/16" = 1'-0"

Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Proposed
Apartment
Building

206-210 N. Washington,
Ypsilanti, MI

Issue Date: 1/5/23

Revisions:

Drawn: DJE
Project No.: 201927
Scale: AS SHOWN

Approved:
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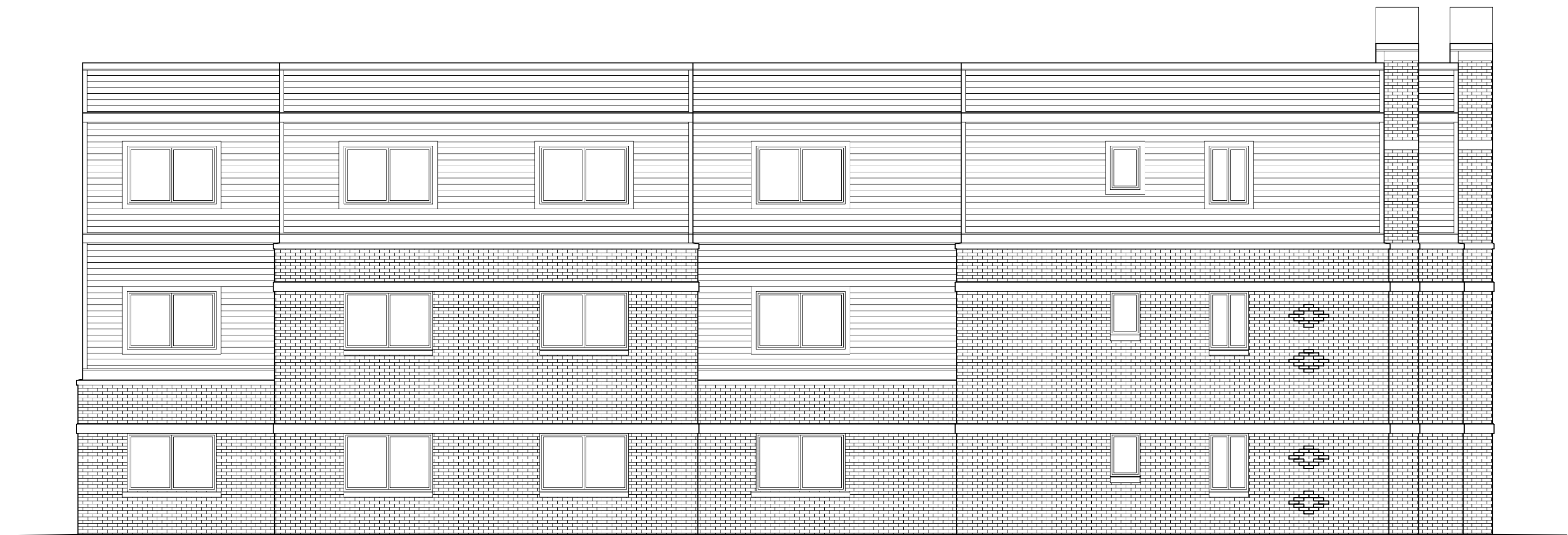
Drawing Title:

Preliminary
Elevations

Preliminary; Not for
Construction

Sheet No.:

A-3



② NORTH SIDE ELEVATION 3/16" = 1'-0"



① FRONT (WEST) ELEVATION 3/16" = 1'-0"

Owner/Client:

Avalon
Housing

1327 Jones Dr., Suite 102
Ann Arbor, MI 48105
ph: 734.663.5858

Project:

Proposed
Apartment
Building

206-210 N. Washington,
Ypsilanti, MI

Issue Date: 1/5/23

Revisions:

Drawn: DJE
Project No.: 201927
Scale: AS SHOWN

Approved:
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Design Inc. No reproduction or
reuse allowed without permission.

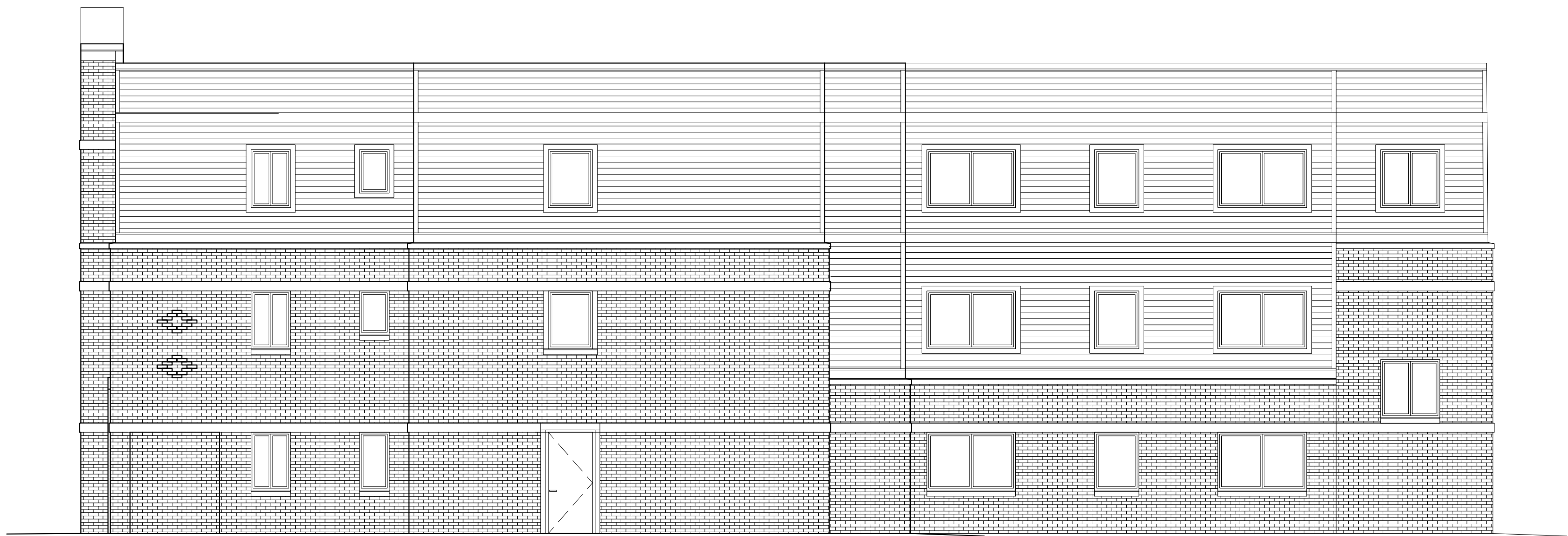
Drawing Title:

Preliminary
Elevations

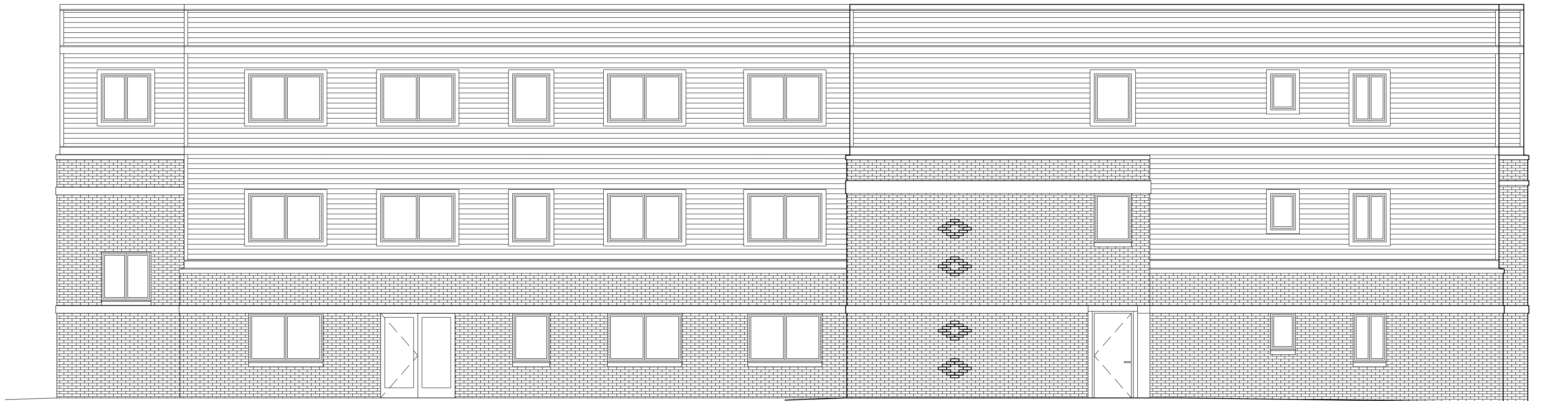
Preliminary; Not for
Construction

Sheet No.:

A-4



2 SOUTH SIDE ELEVATION 3/16" = 1'-0"



1 BACK (EAST) ELEVATION 3/16" = 1'-0"



**City of Ypsilanti
Planning & Development Department**

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

SPECIAL USE PERMIT APPLICATION

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

Applicant

Name Avslon Housing, rep: Michael Appel	
Address 1327 Jones Dr., Suite 102, Ann Arbor, MI 48105	
Phone 734-663-5858	Email mappel@avslonhousing.org

Property

Address 206-210 N. Washington	Parcel ID 11-11-40-411-003
Property owner* City of Ypsilanti	

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

Project

Name of project 206-210 N. Washington New Apartments
Current use Vacant due to fire damage
Proposed use** Apartments: 22 plus community room, tenant laundry, and meeting rooms, all for tenant use, property management, and supportive housing services for residents.

Rationale for request**

A special use approval is req'd for more than 4 apartments, which would be impossible to finance with available funding for the low-income housing desired by the City. The proposed 22 apartments is a size that should fit well with funding requirements, and provides efficiency in management and services provision.

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

Signature

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

Signature

Michael Appel

Date

1/24/23

Print Name

Michael Appel

*****FOR OFFICE USE ONLY*****

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

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name <i>Avalon Housing, rep: Michael Appel</i>		
Address <i>1327 Jones Dr., Suite 102</i>		
City <i>Ann Arbor</i>	State <i>MI</i>	Zip <i>48105</i>
Phone <i>734-663-5858</i>	Email <i>mappel@avalonhousing.org</i>	

Property

Name of project <i>206-210 N. Washington New Apartments</i>
Address <i>206-210 N. Washington</i>
List all parcel identification numbers included in development <i>11-11-40-411-003</i>
Property owner* <i>City of Ypsilanti</i>
Current use <i>Vacant due to fire damage</i>
Proposed use <i>Apartments</i>
Current zoning <i>CN</i>
Legal description of property (may be attached) <i>Attached</i>

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

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: <i>Michael Appel</i>	Date: <i>1/24/23</i>
Print Name: <i>Michael Appel</i>	

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

Site Plan Required Information Checklist

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

The Planning and Development Department will reject any incomplete submission.

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

Site designer initials: DE



City of Ypsilanti

Planning and Development Department

November 1, 2022

Staff Review of Variance Application

206/210 N Washington Street

GENERAL INFORMATION

Applicant:	Michael Appel Avalon Housing INC 1327 Jones Drive, Suite 102 An Arbor, MI 48105
Project:	206 N Washington Street
Application Date:	October 31, 2022
Location:	N Washington Street between Emmet St and Washtenaw Ave
Zoning:	CN, Core Neighborhood
Action Requested:	Approval of 3 variances, as follows: 1. 122-556, Supportive Housing. The applicant is looking to override the limit of 8 occupants, and the requirement for an on-site resident manager, due to low-income development fiscal budget feasibility. 2. 122-685, Parking dimensions. For 90-degree parking, this would require a 22' drive aisle width. Applicant proposes a 12' drive aisle width. 3. 122-691, Minimum and maximum number of parking spaces. This would require 1.5 spaces for each dwelling unit, plus guest spaces (1 per 10 units) which would require (35) parking spaces. Applicant proposes 3 parking spaces and one van accessible space.
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel 11-11-40-411-003 is on the east side of N Washington Street between Emmet and Washtenaw. The parcel is 0.42 acres with frontage on N Washington in the Riverside neighborhood. There is an existing ~11,059 square foot structure, a former apartment building which was severely damaged by fire in 2017 and has been vacant since then.

The property is currently owned by the City of Ypsilanti, and Avalon Housing is evaluating the site for redevelopment as affordable housing. After extensive review, the applicant has determined that the existing building is not suitable for renovation and proposes to construct a 3-story building with (22) one-bedroom apartments and related sitework. The two historically designated sheds at the east side of the site would remain.

The applicant is requesting a variance from the following 3 zoning ordinances as follows:

1. 122-556, Supportive Housing.
2. 122-685, Parking dimensions.
3. 122-691, Minimum and maximum number of parking spaces.

Figure 1: Subject Site Location

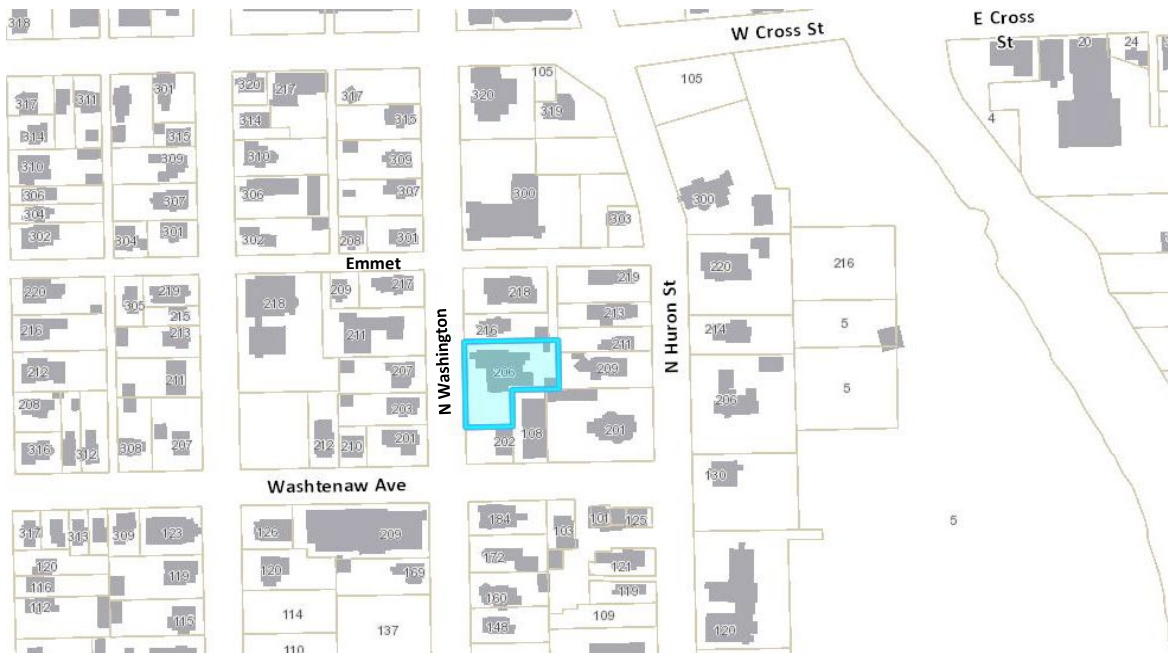


Figure 2: Site Close-up (2020)



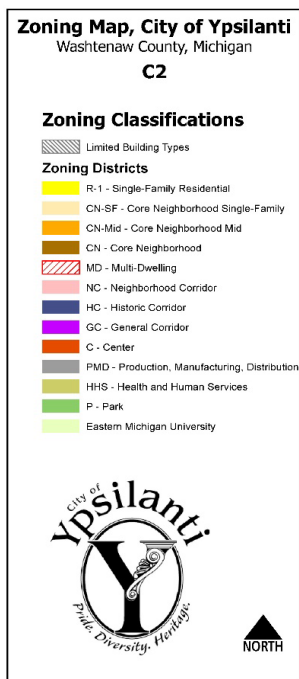
Figure 3: photograph of site (Google image)



Image capture: Oct 2020 © 2022 Google

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN, Core Neighborhood
EAST	Residential	HC, Historic Corridor
SOUTH	Coffee shop	CN, Core Neighborhood
WEST	Residential	CN, Core Neighborhood



ORDINANCE

§122-557

Sec. 122-557. Supportive housing.

SUPPORTIVE HOUSING SHALL BE SUBJECT TO THE CONDITIONS HEREINAFTER TO BE IMPOSED

- | | |
|---|--|
| ✓ | (a) The maximum number of persons served per the facility shall not exceed eight. |
| | (b) On-site services shall be for residents of the facility only. |
| ✓ | (c) If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who resides on the premises. The property owner must provide the name and contact information of this person upon request by the city. |
| | (d) For each adult cared for, the square footage of outdoor recreation or relaxation area required by the building code must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. |
| | (e) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. |
| | (f) Screening in accordance with §122-634 shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single-family and two-family purposes. |

ARTICLE II. - DEFINITIONS AND LANGUAGE

Sec. 122-200. - Interpretation of language.

"Supportive housing means a facility that provides housing for 24 hours per day and supportive services designed to assist residents with improving daily living skills, securing employment, rehabilitation, or obtaining permanent, independent housing. Supportive housing is not intended for short-term, emergency housing and care, but rather longer periods ranging from a few months to a few years. Supportive housing is distinguished from a hospital or other health care environment, and facilities regulated by the State of Michigan as State licensed residential facilities. This definition shall not include fraternities, sororities, dormitories, adult foster care facilities, group homes, nursing homes, substance abuse treatment facilities, emergency shelters, individuals utilizing tenant-based or homeownership-based voucher funding through the U.S. Department of Housing and Urban Development, community correctional facilities, and housing for the rehabilitation of former occupants of correctional facilities.

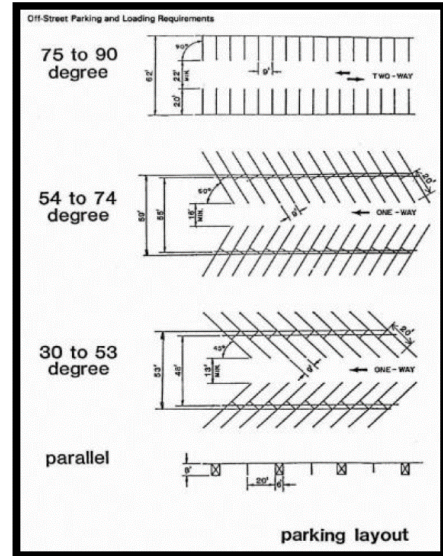
Supportive services are services provided to residents of supportive housing for the purpose of facilitating the independence of residents, and may be provided on the premises, or off-site. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training."

ORDINANCE

§122-685

Sec. 122-685. Parking dimensions.

- ✓ (a) All off-street parking facilities required by this chapter shall be of adequate size and design to provide safe and reasonably direct ingress and egress from an alley or street. All parking spaces shall be adequate for parking a motor vehicle with room for opening doors on both sides.
- (b) Parking spaces required by this article shall be at least nine feet wide and 18 feet long (16 feet long if two feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by one foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.
- (c) Up to 20 percent of the parking spaces may be designated as small car spaces, which shall be at least eight feet wide and 16 feet long and clearly signed for "compact cars."
- (d) Up to ten percent of the parking spaces may be designated as motorcycle spaces, which shall be at least five feet wide and clearly signed for "motorcycles."
- (e) Minimum standards. The minimum standards for parking spaces and aisles are indicated in the tables below.



Standard Vehicle Parking Dimensions

Parking Patterns (Degrees)	Space Width (Feet)	Space Length (Feet)	Maneuvering Lane Width (Feet)	Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)
0 (parallel)	9	22	12 if one-way 10 if two-way	21 one-way 19 two-way	30 one-way 28 two-way
30 to 53	9	18	13	36	53
54 to 74	9	18	16	38	59
✓ 75 to 90	9	18	22	40	62

Motorcycle Vehicle Parking Dimensions

All motorcycle parking spaces shall be a minimum of five feet by eight feet.

Compact Vehicle Parking Dimensions

Parking Patterns (Degrees)	Space Width (Feet)	Space Length (Feet)	Maneuvering Lane Width (Feet)	Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)
0 (parallel)	8	18	12	20 one-way 32 two-way	28 one-way 40 two-way
30 to 53	8	17	13	36	53
54 to 74	8	17' 5"	16	38	59
75 to 90	8	16	22	42	62

ORDINANCE

§122-691

Sec. 122-691. Minimum and maximum number of parking spaces.

The minimum number of off-street parking spaces by type of use in all zoning district shall be determined in accordance with the following schedule. The maximum number of off-street parking spaces must not exceed 120 percent of the required parking spaces, except for those uses in the "residential" category, which are not subject to a maximum. The planning commission may grant waivers as noted in §122-692.

USE	AUTOMOBILE SPACES PER UNIT OF MEASURE
RESIDENTIAL	
Single-family detached dwellings, townhouses, and two-family dwellings	No minimum.
Multiple-family dwellings	✓ 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.
Upper-story residential units in C, HC, NC, GC, and HHS districts	1 for each dwelling unit.

USE	AUTOMOBILE SPACES PER UNIT OF MEASURE
Group residence, rooming house, and supportive housing	✓ 1 for each 4 residents, plus 1 for each employee or the largest typical employment shift.
Accessory Dwelling Unit	No minimum.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES	
Religious institutions; private assembly (such as catering or clubs); performance venues & theaters; libraries, museums, and cultural or community centers; or similar facilities	1 for each 500 square feet of usable floor area, excluding area devoted to storage.
Indoor recreation, including swimming pools	1 for each 4 persons who may be legally admitted at one time based on the occupancy load established by local, county, or state fire, building, or health codes, plus 1 for each employee on an average employment shift.
Primary and secondary schools, public and private	1 for each teacher, employee or administrator, plus 1 for each 10 students
Post-secondary educational institutions (public & private)	1 for each teacher, employee or administrator and 1 for each 5 students.
Municipal, county, regional & state service uses	1 for each 1,000 square feet of usable floor area.
Self-storage facilities	1 per 200 storage units, plus 1 per 300 square feet of usable floor area of office space, plus 1 for residence, if provided.

STANDARDS

§122-370(b)

Standards for Variance #1 | Sec. 122-556 Supportive Housing. The applicant is looking to override the limit of 8 occupants, and the requirement for an on-site resident manager, due to low-income development fiscal budget feasibility.

A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met –

- (1) *Literal enforcement of this chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or difficulties relating to construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.*

According to the application, Avalon Housing’s “approach to helping its residents maintain housing, which has been copied all over the country due to its success, seems to be exactly what this ordinance intends to prohibit.” In seeking a variance, the group cites that the limitations imposed by the City of Ypsilanti’s Supportive Housing ordinance would interfere with their programming and prevent them from meeting their project goals at 206-210 N Washington Street.

The applicant asserts that Avalon Housing’s approach has served as a model nationwide and helped pave the way for solving homelessness by providing “affordable, long-term housing with built-in care and support for our neighbors who need it.” As such, their application for variance in order to build and operate a supportive housing program may reasonably be deemed to originate from a place of expertise.

The applicant ascertains that the ordinance 122-556 is prohibitive to their model for supportive housing – “The limit of 8 occupants, and the requirement for an on-site resident manager would make any low-income development impossible to fund and to manage successfully.” In researching the organization’s website about their existing programs, success stories and planned projects – it may be concluded that the ordinance would not support Avalon Housing’s approach to supportive housing.

- (2) Such variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of this chapter. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.*

The applicant makes the case that no other properties in the city are prohibited from receiving social services needed to maintain housing.

- (3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The applicant ascertains that the practical difficulties are created by a discriminatory ordinance.

- (4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The applicant maintains that the variance will allow the group to redevelop a blighted and dangerous site while preserving historic resources – thereby positively impacting the surrounding neighborhood’s public welfare and investment.

- (5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the Zoning Board of Appeals to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.*

Avalon Housing’s organizational values address how a variance that removes limits on occupancy would thereby allow the site to become a robust location for engaging supportive housing experts in the city, increasing affordable housing in the city, fulfilling a need to progressively address homelessness, and creating sustainability for such housing and programming. Substantial justice and public benefits are at the core of the organization’s ethos –

- **Dignity**
We recognize and honor the innate dignity that every human has. We embrace people as they are, with unconditional positive regard. **We bring kindness, respect and integrity to all of our interactions.**
- **Self-Determination**
We recognize self-determination as a human right that plays a vital role in growth and recovery. Everyone is empowered to guide their own lives, **and everyone has the responsibility to respect the needs of the community, and their role within it.**
- **Equity**
We know that **diverse perspectives and lived experiences are integral to the strongest, healthiest organizations and communities.** We strive to be an anti-racist organization. We will call out bias, demand change, and measure our impact, within and beyond our organization.
- **Best Self**
We believe that each person brings unique strengths and abilities to the work we do. We create space for one another to show up authentically. We are committed to learning from experience and to empowering each other to become our best selves. We see the phenomenal circle of personal growth: health achieved in one person becomes, in turn, **the strength to “pay it forward” and encourage others towards health.**
- **Community**
We build community grounded in acceptance and inclusion, while challenging every one of us to develop. Each of us is responsible for creating a culture of welcome, safety and belonging, as we work together to build a community that helps people thrive. **We know that any sustainable achievement is rooted in collaboration and meaningful partnership.**
- **Excellence**
We commit to excellence in our work, in our roles as community members, and in the operation and management of Avalon Housing. We go above and beyond to accomplish our goals, make hard decisions when needed, and hold ourselves and others accountable for results. We are courageous advocates and leaders for intentional change, and we are willing to take thoughtful risks.
- **Well-being**
We value the role that good self care plays in overall well-being. Self care, and the pursuit of well-being—satisfaction with life, feeling connected, having a sense of purpose and agency—is key to engendering strong and deep connections. We know there are abundant opportunities for us to cultivate joy. We make time for good fun together to fuel ourselves **and to build a warm, enjoyable community.**

(6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.

The applicant maintains, "We believe this variance is the minimum that will accomplish the City's, and Avalon Housing's, goals of redeveloping the existing blighted site to provide affordable housing."

Standards for Variance #2 | Sec. 122-685. Parking dimensions. For 90-degree parking, this would require a 22' drive aisle width. Applicant proposes a 12' drive aisle width.

A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met –

- (1) Literal enforcement of this chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or difficulties relating to construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.*

The applicant proposes that the parcel must be devoted to programming / project space, as well as preserving historic accessory buildings. As such, Avalon Housing has deemed that the requirements for this Supportive Housing project must only accommodate (3) parking spaces, including one accessible van parking space, accessed (like the existing east parking area) by a narrow drive (shown as 12' wide on the current plan).

According to the applicant, "The site is fairly small, and expected to be expensive to redevelop – including demolition of the existing building and providing the new utility connections for new development. The only way to qualify for affordable housing funding will be to amortize those costs over as many units as possible (and providing as many affordable units as possible is also Avalon's mission). The two historical sheds also limit opportunities for parking."

- (2) Such variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of this chapter. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.*

The applicant makes the case that the current ordinance for parking dimensions are prohibitive to Supportive Housing developments providing public benefits including affordable housing, preservation of historic buildings, and removal of blighted buildings. The applicant does well to show that the site's proximity to public transit, small business, services and walkability – as well as social well-being and connectivity – make this type of affordable housing and wellness programming more about the extent of supportive housing space than parking dimensions.

- (3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The applicant/proposed developer Avalon Housing and the current owner inherited the size of the lot, the presence and subsequent preservation of existing historic sheds, and the fire-damaged building. The necessity to address redevelopment of the site, preserve its historic character and filling a need in the community for affordable housing are the drivers on which the variance is based.

- (4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The applicant maintains, "We do not believe the variances will be detrimental to public welfare or neighborhood properties. Avalon Housing's tenants typically have very limited parking needs, and The Ride bus terminal is only two blocks away. Permits for on-street parking are available through the city. The few on-site parking spaces will result in minimal traffic on the one-way access drive."

- (5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the Zoning Board of Appeals to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.*

Avalon Housing's organizational mission address this standard – "Our mission is to build healthy, safe and inclusive supportive housing communities as a long-term solution to homelessness."

More development space on the site that may be dedicated to actual housing and supportive services – with less devoted to parking – will serve to help Avalon Housing achieve its mission for Ypsilanti's community members in need of a safe, community-supported dwelling.

- (6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.*

The applicant maintains, "We believe this variance is the minimum that will accomplish the City's, and Avalon Housing's, goals of redeveloping the existing blighted site to provide affordable housing."

Standards for Variance #3 | Sec. 122-691. Minimum and maximum number of parking spaces.

This would require 1.5 spaces for each dwelling unit, plus guest spaces (1 per 10 units) which would require (35) parking spaces. Applicant proposes 3 parking spaces and one van accessible space.

A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met –

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According to the applicant, "The site is fairly small, and expected to be expensive to redevelop – including demolition of the existing building and providing the new utility connections for new development. The only way to qualify for affordable housing funding will be to amortize those costs over as many units as possible (and providing as many affordable units as possible is also Avalon's mission). The two historical sheds also limit opportunities for parking."

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The applicant makes the case that the current ordinance for parking dimensions are prohibitive to Supportive Housing developments providing public benefits including affordable housing, preservation of historic buildings, and removal of blighted buildings. The applicant suggests that proximity to public transit, small business, services and walkability – as well as social well-being and connectivity make this type of affordable housing and wellness programming are more vital to the number of units than parking dimensions.

- (3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The applicant/proposed developer Avalon Housing and the current owner inherited the size of the lot, the presence and subsequent preservation of existing historic sheds, and the fire-damaged building. The necessity to address redevelopment of the site, preserve its historic character and filling a need in the community for affordable housing are the drivers on which the variance is based.

- (4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The applicant maintains, "We do not believe the variances will be detrimental to public welfare or neighborhood properties. Avalon Housing's tenants typically have very limited parking needs, and The Ride bus terminal is only two blocks away. Permits for on-street parking are available through the city. The few on-site parking spaces will result in minimal traffic on the one-way access drive."

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More development space on the site that may be dedicated to actual housing and supportive services – with less devoted to parking – will serve to help Avalon Housing achieve its mission for Ypsilanti's community members in need of a safe, community-supported dwelling.

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The applicant maintains, "We believe this variance is the minimum that will accomplish the City's, and Avalon Housing's, goals of redeveloping the existing blighted site to provide affordable housing."

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals **approve** the variance request to permit the with the following findings:

1. The applicant has shown sufficient practical difficulty under §122-370(b)(1).
2. It is clear that this variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of the zoning ordinance §122-370(b)(2).
3. It is clear as to whether the allowance of the variance will result in substantial justice being done.

Holli Andrews, MCPD
City Planner

c.c. File
 Applicant



January 3, 2023

Text Amendment Staff Review

**Article II, Section 122-203 Supportive Housing Definition;
Article V, Division 1, Section 122-557 Supportive Housing Conditions**

GENERAL INFORMATION

Applicant

City of Ypsilanti Planning Department

Action Requested

Applicant requests zoning text amendment to remove from the Zoning Ordinance – Article II, Section 122-203 Supportive Housing Definition; Article V Division 1, Section 122-557 Supportive Housing Conditions.

SUMMARY

The City of Ypsilanti is committed to improving the equity of our zoning systems. It is the purpose of this zoning text amendment to update Ypsilanti's zoning ordinance sections on "supportive housing," including definition, conditions and permissible uses – in order to treat supportive housing the same as other residential dwellings, and as dictated by the Fair Housing Amendments Act laws that apply to zoning and planning.

BACKGROUND

In November and December of 2022, the City of Ypsilanti's Planning Department, Planning Commission and Zoning Board of Appeals reviewed and approved the following variances, in order to make possible the construction of supportive housing at 206-210 N Washington Street in the core neighborhood (CN) zoning district –

1. 122-556, Supportive Housing. The approved variance removes the limit of 8 occupants and the requirement for an on-site resident manager, due to low-income development fiscal budget feasibility.
2. 122-685, Parking dimensions. For 90-degree parking, this would require a 22' drive aisle width. The variance grants a 12' drive aisle width.
3. 122-691, Minimum and maximum number of parking spaces. This would require 1.5 spaces for each dwelling unit, plus guest spaces (1 per 10 units) which would require (35) parking spaces. The variance grants 2 parking spaces and one van accessible space.

During the process of granting these variances, the Office of Community and Economic Development concluded that the rules surrounding supportive housing may violate FHAA laws pertaining to zoning. The definition and conditions appeared to be discriminatory.

OTHER COMMUNITIES

Staff has researched other municipalities to find that cities like Ferndale and Grand Rapids do not delineate supportive housing apart from any other type of housing. After consulting with the City of Ferndale, Michigan

Association of Planners and Fair Housing Washtenaw County, staff has concluded that amending our zoning ordinance is necessary to eliminate discrimination and promote equity in zoning for the City of Ypsilanti.

This action is guided by the FHAA and the U.S. Department Of Housing and Urban Development. It is also reinforced by the American Planning Association's Equity in Zoning Policy Initiative.

Attachments –

- Fair Housing of West Michigan, "Fact Sheet: Fair Housing, Zoning & Land Use."
- Disability Rights Pennsylvania, "Discriminatory Zoning and the Fair Housing Act."
- "Joint Statement of the Department of Housing and Urban Development and the Department of Justice | State and Local Land Use Laws and Practices and the Application of the Fair Housing Act."
- DRAFT | APA Equity in Zoning Policy Guide (October 2022)

DISCUSSION

Staff recommends that the amended zoning shall treat supportive housing the same as other residential dwellings. The goal of this amendment is to "dismantle the barriers that perpetuate the segregation of historically disadvantaged and vulnerable communities."

This discussion is supported by the following permitted use and standards recommendations in the APA's "Equity in Zoning Policy Guide" –

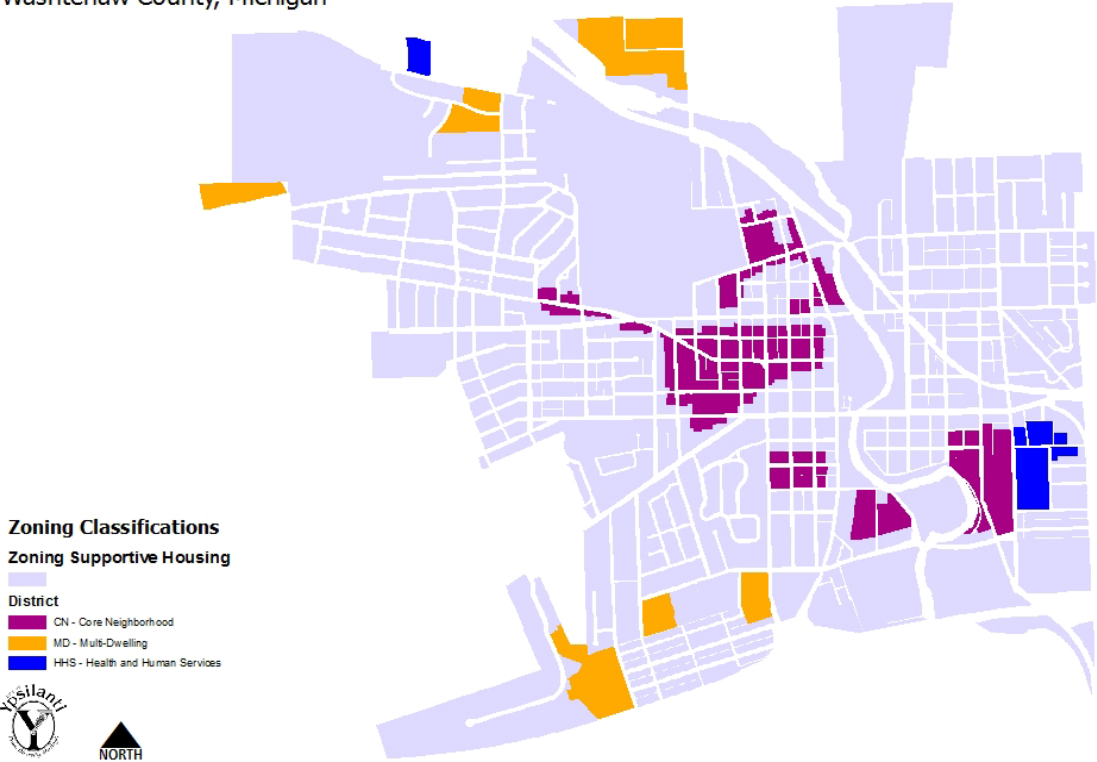
- Treat assisted living facilities, congregate care communities, retirement villages, and supportive housing types as residential and not commercial uses and allow them in a wide variety of residential zoning districts.
- Treat housing with supportive services for people with disabilities the same as similarly sized residential uses. Group homes or supportive housing for those with physical and mental disabilities are protected by the federal Fair Housing Amendments Act (FHAA), and the required broad reading of the FHAA means that zoning should not treat group homes any differently than similar sized homes for people without disability. Ensure that the zoning regulations allow small group homes wherever single-household homes are permitted and allow large group homes wherever multi-family housing of the same size is permitted.
- Allow a wider mix of uses in existing zoning districts to increase opportunities for historically disadvantaged and vulnerable populations to live closer to sources of employment and needed services.
- Eliminate or reduce minimum off-street parking requirements in areas where those requirements serve as significant barriers to investment and are not necessary to protect public health and safety or pedestrians, bicyclists, or motorists using the facility. Because minimum off-street parking regulations result in raising the cost of housing and other development, they often make redevelopment of older infill sites difficult or impossible – which likely has a disproportionately negative impact on historically disadvantaged and vulnerable neighborhoods.

Figure 1: Where Supportive Housing is currently allowed as Principal, Special, or Accessory in the City of Ypsilanti Zoning Ordinance

District	Permissible Use
Parks	--
R1	--
Multifamily Residential	S
Production, Manufacturing, /Distribution	--
Center	--
Core Neighborhoods (CN)	S
Core Neighborhood-Mid (CN-Mid)	--
Core Neighborhood-Single Family (CN-SF)	--
Historic Corridor	--
Neighborhood Corridor	--
General Corridor	--
Health & Human Services	P

Figure 2: Current Map of Supportive Housing Zoning Districts

Zoning Supportive Housing | City of Ypsilanti
Washtenaw County, Michigan



PROPOSED CHANGED TEXT

- 1) Staff recommends that we remove the definition of Supportive Housing from the zoning ordinance in order to promote fair housing and prevent discriminatory stereotypes, fears and comments about residents and prospective residents of certain dwellings or areas.
- 2) Staff recommends the removal of Supportive Housing conditions, in order to eliminate regulations that contain special rules or restrictions for housing that only apply to individuals in a discriminatory manner.
- 3) Staff recommends removing Supportive Housing references from Permissible Uses tables for zoning districts CN, MD and HHS.

Removals are noted in strikethrough (~~strikethrough~~); additions are noted by underline (underline).

~~Supportive Housing | Ypsilanti Zoning Ordinance~~

~~122-203-Definition~~

~~Supportive housing~~ means a facility that provides housing for 24 hours per day and supportive services designed to assist residents with improving daily living skills, securing employment, rehabilitation, or obtaining permanent, independent housing. Supportive housing is not intended for short term, emergency housing and care, but rather longer periods ranging from a few months to a few years. Supportive housing is distinguished from a hospital or other health care environment, and facilities regulated by the State of Michigan as State licensed residential facilities. This definition shall not include fraternities, sororities, dormitories, adult foster care facilities, group homes, nursing homes, substance abuse treatment facilities, emergency shelters, individuals utilizing tenant-based or homeownership-based voucher funding through the U.S. Department of Housing and Urban Development, community correctional facilities, and housing for the rehabilitation of former occupants of correctional facilities.

~~Supportive services are services provided to residents of supportive housing for the purpose of facilitating the independence of residents, and may be provided on the premises, or off-site. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.~~

~~Conditions~~

~~Sec. 122-557.—Supportive housing.~~

~~Supportive housing shall be subject to the conditions hereinafter imposed:~~

- (a) ~~The maximum number of persons served per the facility shall not exceed 8.~~
- (b) ~~On-site services shall be for residents of the facility only.~~
- (c) ~~If the owner of the property does not reside on the premises, the owner must appoint a resident manager who resides on the premises. The property owner must provide the name and contact information of this person upon request by the City.~~

(d) ~~For each adult cared for, the square footage of outdoor recreation or relaxation area required by the Building Code must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.~~

(e) ~~All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.~~

(f) ~~Screening in accordance with §122-634 shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single family and two family purposes.~~

Multiple Dwellings (MD)

USES	MD	NOTES	SPECIFIC REGULATIONS
Group Residences	S		Single-family building type only.
Townhomes/Rowhomes	P		
Two-Family Dwelling	P		
Multiple Family Dwellings, maximum of 6 units per building	P		Responsible party for management must be on file with the City.
Multiple Family Dwellings, more than 6 units per building	S		Responsible party for management must be on file with the City.
Home Occupation	A		Section 122-531
Family Child Care Home	A	1—6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	S	Up to 12 children	Section 122-521
Group living with support staff, not licensed by State of Michigan	S	Includes supportive housing, rehabilitation housing, or dormitories.	

Core Neighborhood (CN, CN-Mid, CN-SF)

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
Single-Family Detached Dwelling	P	P	P		
Single-Family Attached Dwellings	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In "townhome" building type only. In the case of CN-SF corner lots the corner lot must contain at least 30' of frontage on two or more street sides.
Accessory Dwelling Unit	A	A	A		
Two-family dwelling units	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In the case of CN-SF corner lots the corner lot must contain at least 30' of frontage on two or more street sides.
Multiple Family Dwellings, maximum of 4 units per building	—	S	P		
Multiple Family Dwellings, more than 4 units per building	—	—	S		
Apartments located above ground floor of permitted nonresidential uses	—	—	P		
Home Occupation	A	A	A		Section 122-531
Family Child Care Home	A	A	A	1—6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	S	S	S	Up to 12 children	Section 122-521
Adult foster care family homes	A	A	A	1—6 adults, day care and 24-hour care	Must be licensed by the state and must comply with the minimum state standards for such facilities.

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
Group residences and roominghouses	—	—	S		Section 122-530
Group living with support staff, not licensed by State of Michigan	—	—	S	Includes supportive housing, rehabilitation housing or dormitories.	Section 122-557

Health and Human Services District

USES	HHS	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Single-Family Attached Dwelling	P		In "Townhome" building type only
Two-family dwelling	P		
Multiple Family Dwellings, maximum of 6 units per building	P		
Multiple Family Dwellings, more than 6 units per building	S		Section 122-541
Apartments located above ground floor of permitted nonresidential uses	P		
Home Occupation	A		Section 122-531
Group living with support staff, not licensed by State of Michigan	P	Includes supportive housing, rehabilitation housing or dormitories.	Section 122-557

(a) Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and

Applicable guiding values of the Master Plan include:

- *Diversity is our strength.* This proposed amendment promotes mixed-income development and results in many benefits for communities. Neighborhoods which are ethnically and economically integrated provide greater opportunity for creating a diverse work force and more diverse and vibrant communities. Eliminating discrimination whether through intent or effect underscores the City's reverence for this guiding value.
- *Ypsilanti is sustainable.* This proposed amendment brings Ypsilanti closer to this standard by removing discriminatory zoning that would inhibit or prevent a mix of incomes, opportunities and social capital across the spectrum of our communities who together help the city grow and flourish.
- *Great place to do business, especially green and creative.* This equity in zoning action supports a better way for creating a diverse market that supports small businesses, industries and services dispersed throughout the City of Ypsilanti.

(2) The rezoning is consistent with description and purpose of the proposed district; and

All housing, including the currently classified Supportive Housing will be regarded in a manner that is consistent with the description and purpose of zoning districts that permit residential land use.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

The proposed amendment is consistent by establishing that the currently classified Supportive Housing will adhere to residential zoning standards.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The amendment serves to enhance these standards by ensuring that equity in residential zoning promotes fair housing near employment opportunities and in desirable places that offer connectivity to work, goods, services, education, community and alternative/affordable transportation choices.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

The proposed amendment does not remove or modify any HDC regulations, nor does it change building form or design standards.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

The amendment neither improves nor impacts the natural features and environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

Because the foundation for amending is based on zoning for equity, the proposed amendment is intended to improve the health, safety and general welfare across all Ypsilanti communities by removing discriminatory effect and barriers.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

The proposed amendment is needed to increase equity in zoning by eliminating the potential for adverse impacts or harm to a community as a result of discriminatory language and / or the perpetuation of segregation.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

It is reasonable to believe that access and connectivity standards for a broader range of people will be improved – especially concerning reliance on getting to work and other places via public transit, walking and biking as alternatives to vehicles. Additionally, those who rely on mobility aids, strollers for small kids, and children who need safe routes to school will benefit as the area for housing choices is increased through equity in zoning and removing discriminatory regulations and barriers.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will not result in the creation of significant nonconformities in the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission **approve** the proposed text amendment to remove Article V Division 1, Section 122-557 Supportive Housing Conditions and Permissible Uses; and to remove Article II, Section 122-203 Supportive Housing Definition to City Council, with the following 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 functionality, transportation network or character of the future development in the City;
5. The proposed amendment will enhance the character of the future development in the City;
6. The proposed amendment is needed to correct an error or omission in the original text;
7. The proposed amendment will address a community need in physical or economic conditions or development practices.
8. The proposed amendment promotes fair housing, improves equity in zoning, and aligns with the Fair Housing Amendments Act that apply to zoning and planning.

Holli Andrews, MCPD
City Planner
City of Ypsilanti

c.c. File
Katie Jones, City of Ypsilanti Economic Development and Equity Coordinator
Leah DuMouchel, AICP | Director of Programs and Communications, Michigan Association of Planning



February 15, 2023

Staff Review
Chapter 7 Marijuana Ordinance No. 1386

GENERAL INFORMATION

Applicant: City of Ypsilanti
Action Requested: Recommendation to City Council to approve text amendments to Chapter 7 – Marijuana Ordinance No. 1386

BACKGROUND

Staff is proposing text amendments pertaining to medical and recreational marijuana. The issues that are being addressed include but are not limited to: regulating any retail-based facility; Adult-Use Retail, Medical Provisioning Center, and Microbusinesses:

Medical Marijuana Provisioning Centers: 3 permits

Adult-Use Recreational Retail: 13 permits, that will decrease to 7 if a permit holder fails to renew, or the permit is revoked

Marijuana microbusiness: 1 permit

At the time a permit categorized as retail becomes available, City Council, with assistance from staff, will approve a tool to evaluate an application. The City Manager will then appoint a review committee which will be assisted by the City Attorney to award an available permit. Other proposed changes include the elimination of a volunteerism plan, social equity qualifiers, and local employment requirements as part of the social equity permits that are no longer available.

PROPOSED CHANGED TEXT

Removals are noted in strikethrough (~~strikethrough~~); additions are noted by underline (underline).

Sec. 7-4.1. - Permit requirements

(a) No person shall own or operate a marihuana establishment in the City without first applying for and receiving a permit from the city clerk's office, and a state license issued by the State of Michigan.

(b) Licenses are transferrable upon state approval and payment of the transfer fee. Transfers may only be granted upon the following:

1. All building improvements, as described in the application, will be completed, and approved at the originally applied location.
2. The facility has been awarded a state license at the originally stated location.

(c) Permit shall be valid from January 1 to December 31

(d) A Permit shall be issued or renewed upon payment of the required fee, submission of a completed application in compliance with the provisions of this article, and compliance with all provisions and requirements of this article. Application to renew a permit shall be filed not later than November 15th, if November 15th falls on a weekend, applications are due not later than the following Monday. For each day following the deadline \$100 late fee will be added to the application cost. Such renewal shall be annual and shall be accompanied by the annual fee.

(e) Every applicant shall pay a fee at the time of the application for an initial or renewal permit, or transfer of permit, which fee shall be set by council resolution. Said fee is non-refundable if the application is reviewed.

(f) The permit requirements set forth in this chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state or local law.

(g) The issuance of any permit pursuant to this chapter does not create an exception, defense or immunity to any person in regard to any potential civil or criminal liability under federal law.

Pursuant to the MRTMA, MMFLA, MMMA and MTA, the City of Ypsilanti authorizes the operation in the city of the following types and number of both medical and recreational marijuana facilities, provided they possess a state operating license issued under the MRTMA and they comply with the additional requirements of this chapter, chapter 122 of this Code, and all other applicable laws and ordinances:

The amounts of the following facility types will be regulated by zoning as stipulated in Chapter 122 in the Ypsilanti City Code, except for any retail-based facility; Adult-Use Retail, Medical Provisioning Center, and Microbusinesses:

- Medical Marijuana Provisioning Centers: 3 permits
- Adult-Use Recreational Retail: 13 permits, that will decrease to 7 if a permit holder fails to renew, or the permit is revoked
- Marihuana microbusiness: 1 Permit
- Marihuana safety compliance facility
- Marihuana secure transporter
- Marihuana processor Class A marihuana grower authorizing cultivation of not more than 100 marihuana plants Class B marihuana grower authorizing cultivation of not more than 500 marihuana plants Class C marihuana grower authorizing cultivation of not more than 2,000 marihuana plants Excess Marihuana Grower Designated Consumption Establishment

At the time a permit categorized as retail becomes available, City Council, with assistance from staff, will approve a tool to evaluate an application. The City Manager will then appoint a review committee which will be assisted by the City Attorney to award an available permit.

Sec. 7-4.2. - Application.

Every applicant for a marijuana establishment must file an application under oath with the city clerk's office upon a form provided by the city, which shall fulfill all of the requirements indicated on the form, including but not limited to:

- (a) The name, age, and address of applicant and operator
 - i. Name, age and address of the applicant and all partners of the applicant, including proof that the applicant and/or proposed employees are at least 21 years of age.
 - ii. Name, age and address of the operator of the facility in cases where this differs from the applicant.
 - iii. In the case of corporations, partnerships, non-profit organizations, or other business types, the applicant shall be the highest level official or employee of the entity such as, Board President, Chief Executive Officer, Executive Director, or comparable position.
 - iv. If the applicant is a corporation, a copy of the articles of incorporation and Current Corporation records disclosing the identity and residential addresses of all directors, officers, and shareholders. Include the address of the corporation itself, if different from the address of the Marijuana establishment and the name and address of the resident agent for the corporation.
 - v. If the applicant is a partnership, the names and residence address of each of the partners and the partnership itself, if different from the address of the Marijuana dispensary or Marijuana growing/manufacturing facility, and the name and address of the resident agent.
 - vi. Photo identification of the applicant and operator and/or driver's license
- (b) State or Federally issued photo identification. Expired identification will not be accepted, and if provided the application will be considered incomplete and denied.
- (c) Provide proof of ownership, copy of lease or letter of intent to lease. If a lease or letter of intent is provided and not current the application will be considered incomplete and denied.

- (d) If premises are leased, attached written permission from owner of the premises for the use specified in this application. If the letter is not current the application will be considered incomplete and denied.
- (e) Proof of insurance for fire damage in the amount of the value of the premises and liability insurance with minimum limits of \$1,000,000
- (f) Proof that all employees are over the age of 21
- (g) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms.
- (h) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms (if applicable)
- (i) Provide proof of compliance with statewide monitoring system (if in operation)
- (j) An area map, drawn to scale, indicating within a radius of one thousand feet (1,000) from the boundaries of the proposed dispensary or growing/manufacturing facility site, the proximity of the site to any school, existing dispensary, or existing growing facility zoning permit or similar clearance from the zoning administrator verifying the proposed use of the location at which the license will be utilized is in compliance with the zoning ordinance.
- (k) A copy of state license or prequalification letter.
- (l) Retailer/Microbusinesses/Designated Consumption Establishments only: Provide a description of the products and services to be provided by the establishment, including retail sales of food and/or beverages, if any, and any related accommodations or facilities
- (m) Growing/Processing/Safety Compliance Facility applications only: Provide a description of the growing and processing procedures, including volatile chemicals stored or used on the premises.
- (n) Provide copy of facility social equity plan as required by the State of Michigan.
- ~~(o) Volunteerism plan—provide a plan of community projects to be completed through the permit year. Plans could either be in the form of financial contribution or time given to specific community projects. All contributions must be undertaken in the City of Ypsilanti. Documentation of completion will be required upon renewal. If documentation is not provided the application will be considered incomplete and denied.~~

Sec. 7-4.5. - Non-renewal or revocation.

The city manager shall choose to not renew or revoke a permit based on any of the following:

- (1) A failure to meet the conditions or maintain compliance with the standards established by this chapter in reference to applications for a new permit or the renewal of an existing permit;
- (2) One or more violations of any city ordinance on the premises;
- (3) Maintenance of a nuisance on the premises;
- (4) A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or
- (5) Nonpayment of real and/or personal property taxes, fines, fees, or liens owed to the city.
- (6) Failure to be provided a state license.
- (7) Failure to be provide a Special Use Permit if one is required at that applied to location.
- (8) Failure to be provided site plan approval.
- (9) If the facility ceases operations for 120 days.

If Applicants fail to apply for renewal by November 15th of each year a daily late fee \$100 will be assessed ~~their application will not be accepted, and they will not receive a permit.~~ Said applicant may apply using the New Applicant Portal as described in Section 7.4-3 of this Ordinance. **The city will not provide notice of renewal.**

Sec. 7-4.6.- Appeal process.

If an applicant or permitted marihuana facility chooses to appeal the denial of a permit or revocation of a permit, they can enter in a written appeal to the clerk's office. The appeal should include the following: the appellant's signature, the requirement or decision from which the appeal is made and shall state the specific grounds on which the appeal is based. The applicable fee shall be submitted with the notice of the appeal; such fee shall be nonrefundable. Appeals shall be filed within 30 days of the decision in question. City council shall consider the appeal within 30 days of receipt of the appeal. An appeal shall be considered an adjudication and outside the function of normal permit administration and enforcement.

Sec. 7-5. Social Equity.

- ~~1)- The City Council and city staff will work to create a permit process to allow state social equity qualifiers to participate in businesses within the city limits. Permit numbers for these applicants are listed in Sec. 7.4.1.~~

- 2) \$1,000 from each permit fee will be used to promote social equity to negatively impacted communities by promoting advocacy around criminal justice issues related to marihuana prohibition, supporting youth who have been negatively impacted by the war on drugs as it relates to the prohibition of marihuana, and community education and outreach on adult-use marihuana in general.

- ~~3) Good faith effort in employment: any person or entity receiving more than \$10,000 in contract value or benefit from the city must use good faith efforts in hiring employees who have been negatively impacted by marihuana prohibition. Adult-use recreational marihuana businesses should use good faith efforts in hiring 25% employees who are low income or live in the area codes 48197 or 48198.~~

- 4) The City of Ypsilanti will not drug-test workers who are not in safety-sensitive jobs, without reasonable documented cause; random drug-testing is prohibited.

- ~~5) Lowest law enforcement: This ordinance instructs and authorizes local law enforcement to de-prioritize marihuana investigations (except as conducted in conjunction with licensing authorities) and arrests. The possession or smell of marihuana will no longer constitute probable cause for investigation or arrest.~~

~~The investigation, citation, and arrest for marihuana law violations in the City of Ypsilanti shall have the lowest law enforcement priority. This does not apply to distribution to minors.~~

- 6) For the purpose of law enforcement in the City of Ypsilanti, the following shall not constitute reasonable articulable suspicion of a crime in the absence of other factors:
 - a) The odor of burnt or unburnt marihuana
 - b) The possession of or suspicion of possession of marihuana that does not exceed the legal limit in Michigan
 - c) The possession of multiple containers of marihuana without evidence of excess of the legal limit in Michigan.

- ~~7) The City of Ypsilanti shall make all reasonable efforts to create spaces for on-site consumption as allowed under state law.~~

- ~~8) The City of Ypsilanti may add requirements that applicants enter Community Benefits Agreements, which may or may not apply to social equity applicants as well.~~

MASTER PLAN

The City of Ypsilanti Guiding Values state, “We can only achieve our vision by building a community amongst ourselves and with our neighbors”

The adult use regulations proposed are intended to shape the economic diversity and character of our commercial districts according to the shared perception and vision articulated by members of the public, Planning Commission, and City Council who have all voiced concern about the number of retail marijuana establishments permitted for a community of our size.

OTHER COMMUNITIES

Michigan law allows a limit on number of permitted facilities by type (1). Several communities regulate retail marijuana facilities by cap including Adrian (five facilities) (2), Ferndale (six facilities) (3), and Jackson (three facilities) (4). The City of Ypsilanti ranks one the highest per capita among those who have allowed marijuana retail facilities statewide.

(1) MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (EXCERPT)
Initiated Law 1 of 2018

[http://www.legislature.mi.gov/\(S\(snry54m3jrogkv4deoyl0dws\)\)/mileg.aspx?page=GetObject&objectname=mcl-333-27956](http://www.legislature.mi.gov/(S(snry54m3jrogkv4deoyl0dws))/mileg.aspx?page=GetObject&objectname=mcl-333-27956)

(2) <https://www.mml.org/pdf/resources/ordinances/med%20marihuana%20opt-in%20ordinance%20-%20adrian.pdf>

(3) <https://www.codepublishing.com/WA/Ferndale/html/Ferndale18/Ferndale1867.html#:~:text=No%20more%20than%20two%20marijuana,extending%20past%2012%3A00%20a.m.>

(4) <https://www.cityofjackson.org/DocumentCenter/View/7076/Adult-Use-Marijuana-Facilities-Ordinance>

DISCUSSION

The goal of these text amendments is to regulate the number of retail facilities by cap as opposed to amending the existing buffers in such a way that prevents new retail establishments. This policy is intended to ultimately reduce the number of permitted retail facilities through attrition based on the recognition by Planning Commission and City Council that the local market is saturated with these businesses. Allowing the cap to be “rolled back” by attrition this way is preferable because it recognizes the rights of current permit holders and allows the market to self-regulate as opposed to choosing an arbitrary number of retail facilities. Continuing to amend zoning buffers by retail facilities will create unintended nonconformities that harm existing permit holders; therefore a cap is the best tool available to regulate the number of retail facilities permitted in the City.

In summary, the proposed amendment is consistent with the guiding values of the Master Plan, will protect the health, safety, and general welfare of the public, and will address a community need in economic conditions or development practices.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend *approval* of the text amendment to City Council with the following findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan.
2. The proposed amendment will enhance the functionality and character of the future development in the City.
3. The proposed amendment will protect the health, safety, and general welfare of the public.

Christopher Jacobs
Community Development Director, City of Ypsilanti