



M I D W E S T E R N
C O N S U L T I N G



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

August 11, 2017

City of Ann Arbor Planning and Development Services Unit
100 N. Fifth Avenue
Ann Arbor, MI 48107

Attn: Ms. Alexis DiLeo

Re: 1140 Broadway
Site Plan – SP17-009
Midwestern File No.: 16196A

Dear Ms. DiLeo:

Midwestern Consulting has previously submitted site plans for review for the 1140 Broadway Project, and has received comments from various City and County departments. We have also had the opportunity to meet with the City Planning Commission. We have revised the plans to incorporate the requested changes or provided summary, and offer the following as a response to the comments and description of changes made subsequent to staff and planning commissioner comments.

Public Services Area – Engineering Review – Ms. Nichole Woodward – June 8, 2017

1. Sheet 03 – Boundary Survey: The following comments pertain to the overall parcel legal description and sketch:
 - a. Several bearing directions are off 180 degrees in the overall parcel description and parcel boundary drawing.
These are describing the same line whether described as northwest or northeast and throughout compass bearings. They are interchangeable as you know. To facilitate review and coordination with legal descriptions we have revised them to match.
 - b. All bearings and distances in the overall description shall appear on the parcel boundary drawing.
Noted and if missing were added.
2. Sheet 04 – Easement Plan:
 - a. Indicate within the descriptions for the existing easements which easements will be modified, and how.
We have revised this sheet to indicate easement modifications
 - b. Indicate within the descriptions for the existing easements which easements will be abandoned.

We have indicated in the descriptions for the easements to be abandoned

3. Sheet 07 - Site Layout Plan:

- a. Proposed additional right-of-way along Maiden Lane at Broadway Street shall be dimensioned in addition to being clearly shown and labeled on this sheet and on Sheets 04 and 05.

These are relatively small areas that we have denoted with additional detail as requested.

- b. The proposed easement line work for the proposed water main/fire hydrant located at the northwest corner of the site shall match the line work for the water main easement into the site off Maiden Lane.

This has been revised.

- c. Note the addresses of the adjacent parcels on the plan.

Adjacent property addresses have been added to the adjacent parcels per the County GIS records available on-line.

- d. The driveway opening width at the Nielsen Court drive approach shall be dimensioned as measured at the right-of-way line.

We have added additional dimensions.

- e. Drive approaches along the Broadway Street that will be impacted by the construction shall be fully dimensioned, including driveway opening width, turning radii and curb cut opening width. Drive approaches shall be designed to meet the requirements of Chapter 47, Section 4:20 where possible.

We have added additional dimensions, however we are not proposing to modify these existing curb cut openings of the adjacent properties as a part of this project.

- f. Regarding Broadway Construction Note 1: It is noted that the proposed changes to the geometry of the roadway along Broadway Street cannot be affected through milling alone as the petitioner proposes to move the centerline of Broadway Street.

This note has been removed from the plan set.

- g. Proposed changes within Broadway Street are under review by the Traffic Engineer. Once an agreed upon layout is confirmed, along with any necessary traffic mitigation measures along this and/or other streets, further comments may be provided.

Noted.

- h. The petitioner indicated in their response letter that one purpose of the proposed "cul-de-sac" at the southwest end of Broadway Street is to serve as a "landscape architectural component. The City does not consider pavement to be a landscape architectural feature. Provide more detailed information, including labeling all proposed landscape architectural components for review and consideration.

Per conversations with the developer/owner, and the City, a license agreement will be sought to provide for the improvements that are proposed by the developer/owner. Additional detail has been provided by the project LA and Architect describing these elements.

4. Sheet 10 – Site Utility Plan:

- a. Clearly show, label and dimension existing and proposed easements. Note that water main easements are forty feet in width, including twenty feet around all sides of a fire hydrant. This does not appear to be met for the on-site hydrant lead off of Maiden Lane. Sanitary and storm easement widths are twice the depth plus ten feet, with the utility main offset five feet from the center. Modified sewer easements shall be shown as proposed easements.

The water main easements have been confirmed to reflect 40 foot width and 20 foot around all sides of the fire hydrant lead off Maiden Lane. No new public sanitary or storm sewer is proposed with this project.

- b. Fire hydrants shall be located between four and ten feet from the face of curb. Hydrant locations will be reviewed in detail at the construction plan stage.

Noted. The proposed hydrant on the northwest of the site was located to improve fire hydrant coverage.

- c. Place the FDC labels in boxes as has been done for all other utility notes on this sheet.

Labels have been placed in boxes.

- d. Proposed sanitary sewer connections may only be made at existing manholes with the approval of Public Works, and if the existing sanitary manholes are in good condition.

A note to this effect has been included in the plan set.

- e. The westerly sanitary sewer lead for Building C is noted to connect to an existing manhole, however, City records do not show an existing manhole at this location.

The proposed connection has been revised to indicate a wye connection.

- f. Note that the Capital Cost Recovery Charges are the same if the connections to water main are made via a figure-4 or as separate connections. If a figure 4 configuration is used, the maximum distance between the two leads is 4-feet.

We have confirmed that the distance between the two leads is 4 feet.

- g. The proposed water main easement for the water main located near the northwest corner of the site no longer appears to be on this sheet, but the dimension for the width is visible. Utilize the same line type for this easement as is used for the hydrant lead easement off Maiden Lane.

We have revised the line type.

- h. A 40' dimension is shown near the northeast corner of the site. Identify what is being dimensioned with a label.

This was noting the dimension of the existing easement. The dimension has been removed.

5. Sheet 13 – Green Streets:

- a. It is noted that the proposed outlet structure is located in the middle of the roundabout travel lane. Clarify the reason this structure cannot be located outside the pavement.

There is an existing structure currently at this location. The replacement at this location was to take advantage of the existing outlet storm piping which travels northerly and crosses a water main and sanitary lines.

- b. Existing storm pipes shall be shown on this sheet. Indicate how the proposed swirl concentrator and outlet structure will connect to the existing storm sewer.

Existing storm piping has been shown. It is proposed that the connection to the existing storm sewer would be through a grouted connection.

- c. It is noted that the provided description of the outlet structure included within the Detention Outlet Calculations describes a perforated manhole surrounded by a stone filter rather than a precast manhole with a perforated weir wall, as shown in the Precast Outlet Control Structure Overflow detail on this sheet. Revise the description to remove reference to detention ponds and to accurately reflect the type of outlet structure proposed for this project.

The description has been revised.

- d. The swirl chamber and outlet control structure must be routinely cleaned with a vactor truck. Currently both structures are located under the overhead power and communication lines. The arrangement of these structures/utility lines shall be changed to provide unobstructed access.

It is proposed that the overhead communication lines and poles would be removed.

6. Sheet 16: Photometric Plan:

- a. Proposed streetlight spacing along Broadway Street shall be placed a minimum of 90' apart. It is noted that streetlights are currently shown too close together.

Noted on plan.

- b. The City of Ann Arbor approved fixture for public right-of-way lighting in this area is the Lumecon "Ring of Fire."

The plans have been revised noting the Lumecon "Ring of Fire" fixture on the lights within the public RWO.

7. Sheet LA-01 – Landscape Plan: A north arrow is required to be shown on each planview sheet at a large enough scale.

HKM has revised the landscape plans to denote a north arrow of larger size on each plan view.

Urban Forest and Natural Resource Planning Coordinator – Ms. Kerry Gray – June 8, 2017

Landscape

1. Sheet LA-01. Landscape Calculations.

- a. Please specifically add that the petitioner is seeking a "Landscape Modification" to not meet the 50% bioretention island requirement.

HKM has added this note to the landscape plan.

2. Sheet LA-01. Street Tree Species. The columnar Ginkgo (*Ginkgo biloba*) is not a tree species that the City would like planted as a street tree. Please revise plans with a non-columnar tree. (Comment from Natural Resources Review #2 not addressed).

HKM has selected a different species and revise the landscape plans.

Parks and Recreation Comments – Ms. Amy Kuras – April 4, 2017

Supporting NAP comments:

If the petitioner would like to install a path along Traver Creek as part of a public easement, it should be kept in mind that the path should stay out of the natural features buffer as much as possible. Visual cues such as a landscaped privacy screen or a small fence could be used to separate the path from the private residences alongside of it. This easement could also be planted with native grasses.

Additionally, consider extending the proposed path from the northeast corner south to the Nielson Court Sidewalk rather than terminating the path at the NE corner.

We have added a meandering, 7 ft. wide path that runs parallel to Traver Creek. The path is located outside of the wetland buffer, with an alignment that minimizes natural features impacts.

Land Development Coordinator, Systems Planning Unit – Mr. Peter Stephens – June 8, 2017

1. Since silt fence will be installed around the perimeter of the site, remove note #10 from sheet 12.

Note 10 has been removed.

2. If there will not be any footing drains required for the project, remove note #3 from sheet 10.

Note 3 has been removed

Solid Waste and Recycling Program Coordinator – Ms. Christina Gomes – March 9, 2017

A. The Driver of Trash and Recycle vehicle will not exit the vehicle to move the dumpsters if they are not properly placed and angled, the containers must be placed in a position that the driver can service without exiting the vehicle, this must be noted on the site plan.

Noted.

B. The 2-yard open top for residential trash is not necessary as the plan has 2-yard compactor boxes, the 2-yard open tops shall be removed from the site plan.

We continue to show these bins as they are anticipated to be used by the building facilities teams internal to the building.

Public Services Area – Traffic – Ms. Cynthia Redinger – August 1, 2017

A formal response to traffic concerns, in a letter dated August 7, 2017, has been submitted under separate cover from the Transportation Consultant, Fleis & Vandenbrink.

Stormwater and Floodplain Programs Coordinator, Systems Planning Unit – Mr. Jerry Hancock – June 9, 2017

Floodplain Management

1. MAJOR ISSUE – The plan now indicates that Building A will have a below grade parking level. The Michigan Building Code does not allow below grade spaces in residential structures. The only way to accomplish this type of building would be to fill the site and obtain a Letter of Map Revision based on Fill (LOMR-F) from the

Federal Emergency Management Agency (FEMA) to remove the area from the floodplain prior to the issuance of building permits. The building will have to be raised to have the lowest level at grade, and will have to have flood openings if the at grade level is any lower than the base flood elevation plus one foot.

We are actively working to resolve this issue with the City of Ann Arbor, MDEQ, and FEMA.

2. MAJOR ISSUE – I have been informed by the Michigan Department of Environmental Quality (MDEQ) and FEMA that below building stormwater detention chambers are considered basement space and are not allowed in buildings (particularly residential) that are in the floodplain or in areas that have received LOMR-F. As such, Building A as proposed would not be allowed. The building will have to be redesigned to be out of the floodplain or eliminate the below grade detention chamber.

We are actively working to resolve this issue with the City of Ann Arbor, MDEQ, and FEMA.

3. The floodplain shading shown on Sheet 11 at the south property corner (Maiden and Nielson intersection) represents a flood elevation of about 767. However, the flood profile suggests a flood elevation above 769 in this area. Please adjust the flood shading on Sheet 11 to conform to the elevations shown on the flood profile found in the Flood Insurance Study for Washtenaw County.

The offsite floodplain boundary was shown per the FEMA map. Linework on the sheet has been adjusted to reflect boundaries that were mapped per elevation and the offsite areas that were shown graphically per the current FEMA mapping.

4. The floodplain cut/fill summary on sheet 11 lists the existing and proposed flood storage capacity of the site as the same figure, 4,123 cubic yards. Then it lists there is 10,200 cubic yards of cut, and only 2,680 cubic yards of fill. The figures do not add up. It appears there is information missing from this summary. If the figures were correct, the proposed flood storage capacity would be 11,643 cubic feet. Please correct these figures, or provide additional information to explain how they add up.

This summary has been edited to provide clarity.

5. Please provide notes and calculations to demonstrate that the required flood openings will be provided at the ground level floor of building B.

To date the building plans have not been detailed to their fullest extent. We have however calculated the required flood openings for Building B. These calculations are being used as the minimum basis of design by HKM the project architect as they finalize building design.

City Green Streets Policy

6. Sheet #13 does not show the existing public storm system that is proposed to be connected to with the detention chamber to meet the green streets requirement. Please show the public storm system on sheet #13.

This has been revised on sheet 13

7. On sheet #13, the text in item C, Outlet Structure, does not match the proposal. Please edit to describe this proposal.

We have revised the description of the proposed outlet structure on sheet 13.

Washtenaw County Water Resources Commissioner’s Office – Ms. Theresa Marsik – March 13, 2017

1. The current design plans have been preliminarily approved by our office. Please submit final design plans when they have been completed. To receive final site plan approval, the site plans must meet the additional criteria for construction plan approval, as outlined in the rules of this office. Prior to construction, final design plans and the required drain use permit application must be submitted to this office for review.

α. The drain easements shown on the site plans do not fully correspond to our records. Please indicate all existing drain easements on the final design plans, with the respective liber and page numbers.

We will provide copy of the easements as found in title search for comparison. Easement information shown on the site plan has been provided from title documents from a detailed title search. Collaboration on any discrepancies will be resolved in the final detailed design plans.

Additional Site Plan Revisions - Submitted to Planning Commission

1. Building Height and Mass

- *Lowered the height of each of the three Building A wings facing Traver Creek to 4-stories, to comply with the Master Plan recommendation.*
- *Dwelling units displaced by the height and setback enhancements were reallocated to other areas of Buildings A and C, away from Traver Creek and the neighborhood.*

2. Pedestrian Access / Setback to Traver Creek

- *Reduced the length of the northeast wing of Building A, which increases the Traver Creek setback by 17 ft.*
- *Added a meandering, 7 ft. wide path that runs parallel to Traver Creek - Path is located outside of the wetland buffer, with an alignment that minimizes natural features impacts.*

3. Pool, Screen, and Setback to Broadway

- *Increased the setback to 10 ft., which eliminated the planned project modification.*
- *Reduced the architectural screen wall height to 6 ft. and replaced a section of the wall with ornamental fence to increase transparency.*

4. Pedestrian Circulation - Increased Maiden Lane sidewalk width to 8 ft.

5. Lower Town Gateway / Retail

- *Replaced solid sign wall with an open, bridge-like trestle alluding to historic bridges of Lower Town at the Broadway Street terminus, which allows for better integration of the Gateway landscape architecture with the event space, and improved views along Broadway Street and into site.*
- *Increased the amount of bench seating.*
- *Modified the retail footprint to better relate to the redesigned Gateway and the proposed turn lane from Maiden Lane onto Plymouth Road.*

1140 Broadway – Response Letter

August 11, 2017

Page 8

Should you or any of the City Staff have further concerns or have further questions, please feel free to contact me by phone at 734.389.5303 or email at tjc@midwesternconsulting.com. We look forward to your feedback.

Sincerely,

MIDWESTERN CONSULTING

A handwritten signature in blue ink that reads "Thomas J. Covert". The signature is stylized with a long horizontal line extending to the right.

Thomas J. Covert

Senior Associate / Senior Project Manager