



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

September 8, 2017

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

Attn: Ms. Alexis DiLeo
Mr. Brett Lenart

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

Dear Ms. DiLeo, and Mr. Lenart:

Midwestern Consulting has previously submitted site plans for review for the 1140 Broadway Project, and has received comments from various City and County departments. Our client has also had the opportunity to meet with you and other City staff members to review various project elements. We have revised the plans to incorporate the requested changes and/or provided summary offering the following responses to the comments providing a description of changes made to the site plan set as submitted with this letter.

Public Services Area – Engineering Review – Ms. Nichole Woodward – August 18, 2017

1. Sheet 03 – Boundary Survey: The following comments pertain to the overall parcel legal description and sketch:
 - a. Remove the incorrect bearings from the legal description sketch.
We have revised the legal description and sketch per noted comments. We however continue to show the bearings in two direction for ease in review of all legal descriptions per title work, and the newly created overall legal description.
 - b. Bearing distances near the northwest corner of the site differ on the sketch from the distances stated in the legal description. Revise the sketch and/or the legal description to correct the discrepancies.
We have revised these to make easier correlation of the overall legal description and drawing.
 - c. It is noted that the distances along the northwesterly line of Ross Maiden Lane Apartments are combined within the legal description, but are separated on the sketch. The sketch or the

description shall be revised to remove this discrepancy. In addition, the next bearing is incorrectly states as running south and west in the description, this bearing runs south and east.

We have included the overall call out of the distance for this line.

- d. Bearing directions are 180 degrees off for the last two bearings in the legal description. Revise the legal description.

We have revised this in the description.

2. Sheet 07 - Site Layout Plan:

- a. 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. It is noted that three of the four driveways northwest of the proposed traffic circle are not fully dimensioned.

We have added dimensions of the existing curb-cuts to existing curb-cuts that are to remain.

- b. Proposed changes within Broadway Street are under review by the Traffic Engineer, further comments may be forthcoming.

Noted

- c. 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 on this sheet, including labeling all proposed landscape architectural components and providing renderings of the proposed features for review and consideration.

We have edited the labels in this area to better depict the design elements. Details for the paving and surfaces can be found on the detail sheet 18. Further these elements have also been depicted on the Landscape Plan. Details of the benches, art pieces, bike hoops will be further defined through detailed engineering and the licensing process.

- d. It appears there is sufficient space available to move the bike hoops within the Broadway right-of-way near Maiden Lane onto private property adjacent to proposed sidewalk located within the site.

The bike parking being proposed within the right-of-way will be part of the license agreement for the landscape elements within the public right-of-way.

3. 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 is not 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.

We have added dimensions to this hydrant and lead, noting that there is 20 feet around the hydrant.

b. Fire hydrants shall be located between four and ten feet from the face of curb.
Hydrant from main lead off of Maiden Lane is to be 4 ft. from the face of curb of the interior access drive. The hydrant off of Broadway (NE corner of Building A-1 Residential) is 56 ft from the face of curb, and located along a concrete surfaced access path within a proposed water main easement, which has been acceptable to the fire department for accessing the hydrant.

c. 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. In addition, please note that service valves for figure-4 connections shall be located within public easements or public right-of-way.

We have noted on the plans that the service valves for this type of connection are to be located in the public right – of – way.

d. There appears to be a proposed easement shown along the easterly property line adjacent to the Ross Maiden Lane Apartments. However, there is no label and no dimension.

We have labeled this easement. It is an existing recorded utility easement.

4. Sheet 19: Photometric Plan:

a. It is noted that no proposed street lights within public right-of-ways are shown on this sheet. However, Sheet 07 shows proposed lighting within the Broadway Street right-of-way. Revise whichever sheet is incorrect. If Sheet 07 is correct, please note that the City of Ann Arbor approved fixture for public right-of-way lighting in this area is the Lumecon "Ring of Fire."

The photometric plan is currently being revised and will be submitted under separate cover. We have further noted on the layout plan that the lighting in Broadway is to be the Lumecon "Ring of Fire".

Solid Waste and Recycling Program Coordinator – Ms. Christina Gomes – August 15, 2017

A. 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.

a. The containers need to be noted for "internal use only" to transfer material to the compactor, as the containers are not necessary, as stated in comment "A".

We have added note 4 to the solid waste plan indicating internal use only of the containers as noted.

Stormwater and Floodplain Programs Coordinator, Systems Planning Unit – Mr. Jerry Hancock – August 17, 2017

1. MAJOR ISSUE – The plans indicate 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.

Please see response below to item #2.

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 have any portion of it in the floodplain. The proposed parking structure, that is attached to Building A, has a below grade detention basin that is formed by the foundation of the structure. 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 awaiting a determination from the City as to whether the parking deck and residential wrap buildings will be regulated as two separate buildings or as one building with its detention vault considered to be a basement. If it is found to be the former, then the parking deck and the detention vault are located outside the floodplain. If it is found to be the latter, then the detention vault (basement) will be designed and constructed in accordance with the engineered basement option contained in FEMA's Technical Bulletin 10-01, so that the detention vault (basement) is reasonably safe from flooding. SME (Soils & Materials Engineers), the project's licensed soils engineer, will submit a written analysis of the engineered option to the City of Ann Arbor.

3. The floodplain boundaries along Maiden Lane and Nielson Court are shown inaccurately throughout the plans. Sheet 11 indicates that the floodplain boundary in the areas beyond the property line are "per FEMA mapping". For development purposes, floodplain boundaries are determined by the flood elevation, not the boundaries shown on the FEMA flood insurance rate map. The flood elevation along Maiden Lane and Nielson Court is above 769, while the plans show the flood boundary at a flood elevation of about 767. Section 1:4(19) of the Land Development Regulations requires the floodplain boundaries to be shown at least 50 feet beyond the property lines. Please adjust the floodplain boundaries, 50 feet beyond the property lines, to conform to the elevations shown on the flood profile found in the Flood Insurance Study for Washtenaw County.

We have included the location of the Floodplain per elevation on our site and within 50 feet of the project. The area denoted as floodplain outside of 50 feet from the site is included, but based upon the FEMA map as opposed to elevation.

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

We have relabeled the notes on sheet 11 to denote that this information is the calculations of the required flood openings. This will be used by the architect team when completing detailed design of Building B. The architect and owner have indicated acknowledgement of this requirement.

City Green Streets Policy

5. The proposed underground detention basin appears to only have one catch basin connected to it to collect runoff from the reconstructed areas of Broadway Street. Please provide additional catch basins to collect runoff from all reconstructed areas, or an equivalent area of Public Street.

We have corrected this error on our plan, and revised this depicting the additional catch basins that enter the system.

Urban Forest and Natural Resource Planning Coordinator – Ms. Kerry Gray – August 18, 2017

Landscape

Sheet LA-01. Street Tree Species. In reviewing the width of the lawn extension on Nielsen Court, staff has determined it is too narrow (~ 5 feet wide) to support the large tree species proposed. Please select a tree with a mature height of less than 40' for this area. Below is a list of medium/small trees from the City's approved street tree list.

The landscape architect has selected a different tree species for these trees proposed along Nielsen Court.

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.

Additional Site Plan Revisions - Submitted to Planning Commission

1. *Building Nomenclature – We have better represented the building nomenclature with this submittal*
 - *Modified the retail footprint to better relate to the redesigned Gateway and the proposed turn lane from Maiden Lane onto Plymouth Road.*
2. *Site Section / Floodplain - We have better depicted and updated this graphic per further plan development.*

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



Thomas J. Covert
Senior Associate / Senior Project Manager