

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 17, 2013

**SUBJECT: Traverwood Apartments Rezoning, Wetland Use Permit and Site Plan for City Council Approval
(2225 Traverwood Drive)
File Nos. Z13-006, WUP13-001 & SP13-017**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Traverwood Apartments Rezoning, Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner and subject to approval of an administrative land transfer and an administrative amendment to the 2025 Traverwood site plan.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Traverwood Apartments Wetland Use Permit and mitigation plan.

STAFF RECOMMENDATION

Staff recommends that the rezoning and site plan be **postponed** to give the petitioner an opportunity to address staff comments, including additional information required for the provision of utilities, natural features protection and site connectivity.

Staff recommends that the wetland use permit be **postponed** to give the petitioner an opportunity to address staff comments, including additional information required for wetland mitigation.

LOCATION

The site is located on west side of Traverwood Drive, north of Plymouth Road (Northeast Area, Traver Creek Watershed).

DESCRIPTION OF PETITION

The subject vacant site is 21.8 acres and zoned R4D (Multiple-family) and ORL (Office, Research, Limited Industrial). At this time, the site is composed of one 17.96 acre parcel, with

an administrative land transfer under review to add 3.88 acres zoned ORL from the adjacent parcel to the southeast. The 3.88 acre portion will be rezoned to R4D and combined with the 17.96 acre parcel for a total parcel size of 21.84 acres.

The petitioner is proposing to construct 16 two-story apartment buildings containing a total of 216 dwelling units with 280 bedrooms. The units will be constructed in two styles of Buildings: Type 'B' and Type 'C'. There will be 8 Type 'B' buildings constructed on the site, each containing 15 units and 11 single-car garages. There will also be 8 Type 'C' buildings, each containing 12 units and 8 single-car garages. All units constructed will contain either one or two bedrooms.

A 6,150 square foot community building will be constructed near the center of the site. The community building will contain a leasing office, meetings rooms, a small kitchen and an exercise facility. There will be an outdoor pool with patio adjacent to the building. A play area including playground structures and benches will also be constructed in this area.

The project will be phased, with the construction of Buildings 1 through 11 and the community building constructed in the first phase on the southern half of the site. All required storm water treatment and wetland mitigation will be constructed in Phase 1. The second phase will develop Buildings 12 through 16 and associated parking on the northern half of the site. The petitioner intends to move directly to Phase 2 after the completion of the first phase.

A total of 336 parking spaces will be provided on the site. A total of 152 parking spaces will be contained within garages and 184 surface parking spaces, including 8 barrier-free spaces. There will be 152 Class A and 36 Class C bicycle spaces provided, for a total of 188 spaces on the site.

The northern half of the site will be accessed through a 'U' shaped private drive with two curb cuts off Traverwood Drive leading to all the surface and garage parking. The southern half will be accessed through a private drive extension from the adjacent office site to the southeast. This drive will be extended through the southern half of the site, ending with a new curb cut on Traverwood Drive.

There currently is a public sidewalk along Traverwood Drive. The petitioner will provide internal sidewalks along the private drives to link directly with the Traverwood sidewalk. Internal crosswalks across the private drives are also provided. The petitioner is providing a woodchip path link directly to the Stapp Nature Area and winding through the western edge of the site. The path will link to a path within the adjacent Leslie Woods Nature Area.

The storm water management system is under the jurisdiction of the Washtenaw County Water Resources Commission. Storm water management will be provided in a series of above-ground detention ponds and smaller basins throughout the site. The main detention pond was constructed in the 1998 as part of the regional storm water detention program for the Traverwood development. Sufficient capacity exists in the main basin, and new basins will be constructed in order to pre-treat runoff. The storm water management plan is consistent with the approved 1998 Traverwood Storm Water Management plan.

The site is characterized by several significant natural features, including woodlands, landmark trees and wetlands. Since some disturbance to natural features is proposed, the petitioner has provided an alternatives analysis for evaluation by staff.

A high quality native forest fragment is located on the northern part of the site. The majority of this woodland will be preserved, with only the disturbance of an improved woodchip path. There are 196 landmark trees located on the site; the tree survey indicates that all but 10 are in good health. Current plans indicate 40 landmark trees will be removed for construction of buildings or site elements such as parking or detention. All landmark trees removed will be mitigated onsite as required by City Code. Mitigation will result in an additional 165 trees planted on the site.

A 'Wetland Determination and Site Characteristics' report submitted by the petitioner identifies three wetlands located on the site. The largest wetland is the regional detention pond, which contains a wetland fringe (3,200 square feet); this will not be affected by construction. The two remaining wetlands consist of a natural pond (39,900 square feet) and a siltation basin (5,440 square feet) that was constructed for an adjacent project and which has developed into a wetland over time. The natural pond will have approximately 150 square feet of disturbance and the siltation basin wetland will be removed entirely. In addition to the wetland use permit required by the City, a permit from the Michigan Department of Environmental Quality is required for the wetland disturbance.

The estimated cost of construction is \$30,000,000.

CITIZEN PARTICIPATION

The petitioner held a citizen participation meeting on April 18, 2013, prior to submitting the petition. Invitations were sent to 2,024 residents and property owners within 1,000 feet of the site, as well as all subscribers to the GovDelivery planning update service. Fifteen people attended the meeting. The attendees asked questions about preservation of the natural features, including the native woodland and wetlands; preservation of public access to the site; and viability of additional apartments in Ann Arbor. The full report provided by the petitioner is attached.

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|-------|----------------|---|
| NORTH | Park & Library | PL (Public Land) & O (Office) |
| EAST | Office | ORL (Office, Research, Limited Industrial District) |
| SOUTH | Residential | R4D (Multiple-Family) |
| WEST | Golf Course | PL (Public Land) |

COMPARISON CHART

| | EXISTING | PROPOSED | REQUIRED |
|---|--|--|---|
| Zoning | R4D (Multiple-Family) ORL (Office, Research, Limited Industrial) | R4D(Multiple-Family) | R4D(Multiple-Family) |
| Gross Lot Area | 17.96 acres (R4D) 3.88 acres (ORL) | 21.84 acres (combined site) | 1.9 acre (83,000sf) |
| Lot Area per Dwelling Unit | Not applicable | 4,404 sf | 1,740 sf MIN |
| Usable Open Space in Percentage of Lot Area | Not applicable | 65.4% | 50% MIN |
| Setbacks | Front (East) | Not applicable | 15 ft MIN 40ft MAX |
| | Side (South) | Not applicable | 47.96 ft MIN* |
| | Rear (West) | Not applicable | 49.73 ft MIN ** |
| Height | Not applicable | 30 ft/2 story | 120 ft MAX |
| Parking - Automobiles | Not applicable | 336 spaces | 324 spaces MIN |
| Parking – Bicycles | Not applicable | 152 spaces – Class A (garages) 36 spaces – Class C | 44 spaces MIN total (50% Class B, 50% Class C) |

* Side setback shall be increased 1 ½ inches for each foot of building length over 50 feet.

** Rear setback shall be increased 1 ½ inches for each foot of building width over 50 feet.

HISTORY

Early (pre-1960) aerial photographs indicate the southern half of the site was used for some limited farming. The site was annexed into the city in 1989 as part of the original 93-acre Traverwood Zoning and Area Plan, which called for a mixture of land uses including commercial, office and residential. The commercial portion has been constructed (Traver Village) and many of the office sites have been constructed for office or institutional uses. In 2003, the petitioner sold 8 acres from the northern half of the site to the City for the Stapp Nature Area.

This site currently is zoned for multiple-family uses (R4D) which allows a density of up to 25 units per acre and office, research and limited industrial uses (ORL).

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as Site 7 in the Northeast Area. The plan notes that the north portion of this 20-acre site is adjacent to a high-quality woodland (now a city park). The remaining portion of the site contains a detention pond and gently sloping open fields, in addition to many informal walking paths.

Residential uses are recommended for the R4D portion of the site at a gross density (minus right-of-way) of 7 to 25 dwelling units per acre. Multiple-family (stacked units), townhouses or an assisted living facility would be appropriate. The site can accommodate this density due to its proximity to nearby parks, employment and commercial centers, and a main transportation corridor. Furthermore, residential uses would maintain an important mixed-use component of the Traverwood Area Plan. The mixture of uses (retail, office, residential and recreational) in this area would improve the balance of jobs and housing and promote pedestrian activity. Below grade or structured parking is strongly encouraged.

The small ORL (Office/Research/Limited Industrial) zoned parcel on the southwest corner of Traverwood Drive and Huron Parkway is appropriate for residential uses of up to 25 dwelling units per acre or a mixture of residential, office, research and retail uses.

A public pedestrian linkage from the public sidewalk along Traverwood Drive to Leslie Woods Nature Area to the west is recommended to improve pedestrian access in the area. Pedestrian walkways should be provided to adjacent office uses and public park land. Landscaping should be provided on the west side of the R4D portion of the site to soften the visual impact of future development from the golf course to the west.

Future development should incorporate community design techniques (described in Chapter 6 of the Master Plan) that support the goals and objectives of this Plan. A pedestrian access easement should be provided north to south from Leslie Woods Nature Area to Stapp Nature Area.

STAFF COMMENTS

Systems Planning – Adequate utilities exist to serve the site. There are 52 footing drain disconnects or equivalent required. Revised sanitary easement details shall be provided prior to plan approval.

Natural Resources – Details regarding wetland mitigation are still being finalized. The petitioner is proposing to provide some wetland mitigation within an existing detention pond. This is not permitted and proposed location must be revised. Staff and the petitioner have had several discussions on these matters and are actively working together to resolve them.

Parks – The Parks donation is satisfied by the reduced-cost sale of the Stapp Nature Area to the City of Ann Arbor in 2003. Parks staff is requesting that a formal access easement be recorded for the public path linkage on the site, details of which will be included in the development agreement.

Planning – Planning staff supports the proposed residential development of this parcel, the use is consistent the Master Plan recommendations. The mixture of unit size (one and two

bedrooms) is a positive addition to the Ann Arbor rental market. The petitioner has revised the plan several times in response to citizen and staff concerns. The majority of the native woodland fragment on the northern half of the site will be preserved with the current development plan. Although the zoning would permit taller buildings, the buildings proposed, at a maximum of 30 feet in height, will result in minimal visual impact from the adjacent golf course and park. To improve the pedestrian circulation throughout the site, staff has requested additional internal sidewalks along the private drive and realignment of several crosswalks.

A development agreement will be prepared for this project to address utility, infrastructure and on-site improvements. An administrative amendment for the 2025 Traverwood Drive office development is required as part of the proposed land transfer.

Traffic – The traffic impact study provided for this project is acceptable.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

Attachments: Citizen Participation Report
Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan

c: Petitioner: First Martin
William C. Martin
115 Depot Street
Ann Arbor, MI. 48105

Petitioner's Representative: Earl Ophoff
Midwestern Consulting LLC
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Systems Planning
File Nos. SP13-017, Z13-006, WUP13-001, LD13-005

May 28, 2013
Traverwood Apartments
Citizens Participation Meeting Report

NOTICES

Postcard notices were mailed to 2,024 addresses within 1,000 feet of the site of the proposed Traverwood Apartments.

To date, 138 postcards have been returned as undeliverable.

See attached copy of the postcard.

MEETING REPORT

The meeting was held at the Traverwood Branch Library at 6 PM on April 18, 2013.

The two City Council Members for this area were in attendance. 13 other people also attended. See the attached sign in sheet.

PRESENTATION

A presentation was given by:

Mike Martin (First Martin Corporation; owner),
James Sharba (Hobbs and Black; project architect) and
Earl Ophoff (Midwestern Consulting; project surveyor, civil engineer and landscape architect).

The site is part of the 93-acre Traverwood development.

It includes two parcels. The north parcel is zoned R4D, multifamily. A sign has been posted on the site for many years.

The south parcel is the undeveloped portion of the office complex.

EXHIBITS

Board 1: quote of the City Master Plan for Site 7. See attached.

Board 2: aerial photo of the vicinity showing the limits of the site and the context.

This meeting is being held in the Traverwood Branch Library at the north end of the project site.

Board 3: working sketch for the Natural Features Analysis

There are a lot of Natural Features on the site, including landmark trees, woodlands, wetlands and steep slopes. Any feasible development plan will impact some of these features. The site is essentially split by the existing area wide storm detention pond.

The north part of the site is split again by an area formerly graded for a railroad bed. North of the railroad bed is a Native Forest Fragment.

South of the railroad bed was used for agriculture as shown in the 1940's aerial from the County's website (see attached copy). Much of that south area is now a pioneer woodland.

There are steep slopes in various areas of the site. Any feasible development will require mass grading. The high point near the northeast corner of the site is 60 feet above the low point on the west edge of the site where the area wide detention pond drains into the Leslie Park Golf Course. The southeast corner of the site is about 30 feet above that low point.

There is a wetland fringe around the area wide detention pond, the south pond, and the overflow ditch that connects the two. A small sedimentation basin west of the south pond provides pretreatment of stormwater runoff from the office area at the southeast corner of the site. (That basin is entirely filled in with silt and wetland vegetation and would have to be cleaned out if it were to remain.)

Board 4: working sketch for the Site Analysis The Natural Features divide the site into north and south areas.

Vehicular access options include any location along the Traverwood Drive frontage, where sight distance is continuously available. The office building at the southeast corner of the site has two driveways which could be extended into the site.

R4D zoning for this site would permit up to 571 six-bedroom units.

The following early concepts explored alternatives for a much less intense development. These concept range from 168 units to 297 units, all one and two bedroom units.

R4D allows a building height of 120 feet. The alternatives considered to date range from 2 stories to 5 stories.

In addition to the Natural Features, there is a deep sanitary sewer that crosses the south portion of the site. That requires a wide easement that limits where buildings can be located.

Storm water detention and water treatment will be required per Washtenaw County Water Resources Commissioner's standards. A traffic study, including modeling of the traffic, will be submitted to the City. The preliminary report says that no off site improvements such as additional lanes are required, but the signal timing may need to be adjusted at the intersection of Nixon Road and Plymouth Road.

The following three options were developed assuming that the site was limited to the parcel currently zoned R4D- Board 5: Schematic Site Concept Option A Board 6: Schematic Site Concept Option B Board 7: Schematic Site Concept Option C The next two options were developed assuming that the site was expanded to include the west 3+ acres of the ORL site to the south.

That area was previously designed for another office building with parking and drives-

Board 5, Option 1: all buildings 3 levels over parking; 11 buildings at 27 units = 297 units.

Board 6, Option 2: same as Option 1 but with some building paired together as larger buildings; 297 units.

Board 7, Option 3: all buildings 3 levels over parking; 12 unit buildings on the north; 10 unit, smaller buildings on the south; 294 units.

Board 8, Option 4: all 2-story buildings; a mix of 9 units per building and 11 units per building; 294 units.

Board 9, Option 5: a mix of larger buildings on the north (3 levels over parking) and 2-story buildings on the south; 277 units.

Board 10: current concept plan shown on the updated site topographic survey. This concept shows 251 units, all one and two bedrooms. 3 buildings are shown on the north portion of the site (4 levels of units over parking). 13 two story buildings and a community building are shown on the south part of the site. Almost every unit has one interior parking space. The required 1.5 parking spaces per unit is provided.

It was noted that the earliest possible date for site plan submittal would be April 29, 2013. That would be a submittal to the Advisory Development Committee. The earliest possible date of the Planning Commission meeting would be June 18, 2013.

NEWS COVERAGE AND AUDIENCE COMMENTS

Lizzy Alf reported on the meeting for annarbor.com and noted most of the comments. See attached copy. She noted that the majority of the attendees raised concerns about how the development will affect or eliminate the site's natural features. The article indicated incorrectly that two parking spaces would be provided per unit in either attached garages or under the buildings. The current concept shows 1.5 spaces per unit as required in an R4D zoning district. Almost all of the unit would have one of those spaces provided in a garage or under the buildings. The remaining spaces would be outside.

Comments:

Just because it always was planned for apartments doesn't mean it should be now.

Notices should go to a broader area in this case in order to reach beyond the apartments to the single family homes.

If Parks wanted it, they could have tried to buy it before.

The residents have been using the property as a park area for years and to have that taken away is really disappointing.

The Native Forest Fragment at the north end of the site was a major concern. Most thought that these trees should be preserved.

The extension of the Huron Parkway cut out some of the best of the trees.

This is a magic portal right in the middle of Ann Arbor.

This site connects open space nature areas on the north (Stapp Nature Area) and the south (Leslie Woods Nature Area).

There is a lot of wildlife on this site.

The pond is a frog breeding area.

Maybe the development on the north end of the site could be reduced or shifted to the south part of the site.

The development should be limited to the area south of the pond.

Pathways should be provided from Stapp Nature Area south to the Leslie Nature Area, and from the pond to the east to the commercial area.

Some questioned the need for more apartments and asked whether some of these buildings would wind up empty. One person said that a project like this is definitely needed.

This project will generate a lot of traffic and the roads are already busy.

Questions:

Can we use Green Space money to buy this property?

The property may not be for sale.

Will this be a gated community?

Will the owner donate the property to the City?

How will the oil from the cars be kept out of the pond?

What is the market for these apartments? (A little more upscale because of additional amenities like interior parking.)

Will there be any affordable housing?

Why not build on some of the vacant land on Dhu Varren instead?

Will this project be phased? (No.)

Will there be light pollution from lights on top of the tall buildings? You are making our nature area smaller and polluting it with light.

Car alarms are always going off in the apartment complexes. That is noise pollution. How can you stop that?

COMMENTS RECEIVED BY EMAIL, MAIL, OR PHONE CALL

See attached copies of correspondence from-

Stacey Printon, 2311 Lancashire: in a phone call, she requested general information about the project, noted that the site is part of a much larger green space, and said that the sketch on the postcard looked like a lot of impact.

Arthur Prokosch: in an email, he supports more housing and expects that additional housing will reduce housing costs. He notes that this site is on two AATA bus lines and at least two U of M bus

lines. He feels that 2 parking spaces per unit is excessive, and wonders if Traverwood Drive will be repaired.

Michael Burns: he notes the wealth of wild life and speculates that the rounded top of the large trees suggest that the local Indian tribes had cared for them at one time. He feels that the site should not be developed.

Dave Martin: he attended the Citizens Participation Meeting and emailed comments to Mike Martin the day after the meeting. He thought that the most constructive suggestion was to lower the density at the north end of the site. He also feels that it is fortunate that First Martin is the developer because they have done a good job and thoughtful development along Traverwood and Huron Parkway.

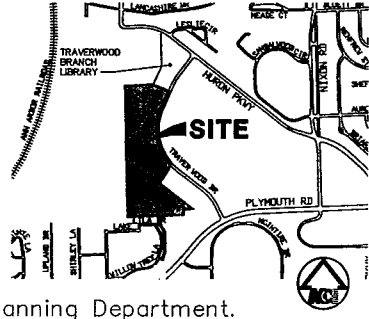
The Development Team took some notes and videotaped the meeting. We will consider these comments and suggestions as we continue to develop the proposed site concept and the actual site plan.

Attachments:

- Postcard notice
- Sign in sheet
- Historical photograph from 1940's
- Board 1 Ann Arbor Master Plan Quote
- Board 2 Aerial Photo of Site Vicinity
- Board 3 Sketch of Natural Features Analysis
- Board 4 Sketch of Site Analysis
- Board 5, Option 1
- Board 6, Option 2
- Board 7, Option 3
- Board 8, Option 4
- Board 9, Option 5
- Board 10, Current Concept
- Ann Arbor.com article dated April 19, 2013
- Email from Michael Martin in response to email from Dave Martin
- Email from Michael Burns
- Email from Arthur Prokosch
- Email regarding request from Stacey Printon for additional information

**2225 Traverwood Drive Rezoning and Site Plan
Neighborhood Meeting**

Postcards are being sent to all residents and property owners living within 1,000 feet of the project site giving notice that a petition development proposal will be submitted to the City of Ann Arbor on or before 4/29/13. This is an opportunity to review and comment on the plans. The petitioner will consider your comments with regard to any plan revisions, in finalizing the plans and will forward all comments to the City Planning Department.



Project Location: the site is located on the west side of Traverwood Drive, south of the branch library.

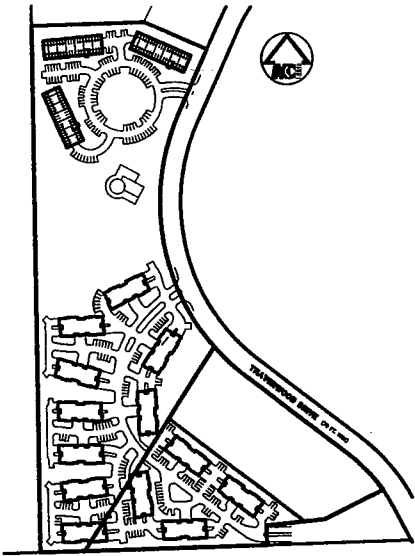
Neighborhood Meeting Date, Location and Time: Thursday 4/18/13, Traverwood Branch Library, from 6:00 PM to 7:00 PM. Accommodations may be arranged through the contact noted below.

Description: 251 apartments; 11 two-story buildings with 13 units and 11 garages each, and 3 four-level buildings of 36 units each over interior parking. 2 parking spaces per unit are proposed. The Site Plans will also be available for review in the City Hall lobby after 4/30/13. The City Planning Commission is expected to consider the site plan as early as 6/18/13.

Questions or comments: Please contact Earl Ophoff at Midwestern Consulting prior to 6/10/13, at Traverwood@midwesternconsulting.com, or (734) 995-0200.



**MIDWESTERN
CONSULTING**
3815 Plaza Drive
Ann Arbor, MI 48108



SIGN IN SHEET

JOB _____

OF SHEET NO. _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE 4/18/13

MIDWESTERN CONSULTING



Civil, Environmental
& Transportation Engineers,
Planners, Surveyors, Landscape Architects
3815 Plaza Dr., Ann Arbor, MI 48108
(734) 995-0200 Fax (734) 995-0599

| NAME | COMPANY/ADDRESS | PHONE | EMAIL |
|----------------------|-------------------------------|--------------|-------------------------|
| EARL OPHOFF | MIDWESTERN CONSULTING | 734 995 0200 | |
| MIKE MARTIN | FIRST MARTIN CORP. | 734 994 5050 | |
| JAMES SAABA | HOBBS & BLACK | | |
| John Teeter | First Th-Hi-Cop | 994-5050 | |
| RAMESH GANTRA | MATERIALS TESTING CONSULTANTS | 320-7001 | |
| Safety Girl | | | |
| Jesse Kincaid | | | |
| Stacie Printon | | 734 395 0581 | stacieprinton@gmail.com |
| Clark Charnetski | 2646 Traver Blvd, 48105 | | camcharnet@aol.com |
| DAVE MARTIN | | | D.MACMARTIN@hotmail.com |
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| JONATHAN PODOLSKY | 1245 ASTON 48104 | 248 722 4054 | JPodolsky@earthlink.com |
| Sumi Kailasapathy | 2530 Mallard Ct | | Sumi404@gmail.com |
| Sabva C Bener | 1118 Broadway | | SabvaBener@fzgroup.com |
| Kathleen Summersgill | 2740 Lakehurst Ln | 734-476-9984 | |

Pessy Rabin

Mitchell Bletzack Woodbury Mass 248645-1111

JAMES DAMON 2771 MAPLEWOOD AVE AR, MI 48105

STEVE COXEF 2215 PLACID WAY, AR, MI 48105

LISA DUSSEAU 2740 LAKEHURST LN AR 48105

SCALE

CHECKED BY _____ DATE _____

CALCULATED BY _____ DATE _____

SHEET NO. _____ OF _____

JOB _____

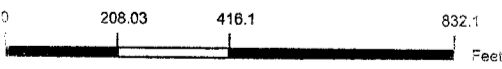
MIDWESTERN CONSULTING
Civil, Environmental
& Transportation Engineers,
Planners, Surveyors, Landscape Architects
3815 Plaza Dr, Ann Arbor, MI 48108
(734) 995-0200 Fax (734) 995-0599





1940 Aerial

© 2011 Washtenaw County



4/11/2013

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6862.



NOTE: Parcels may not be to scale.

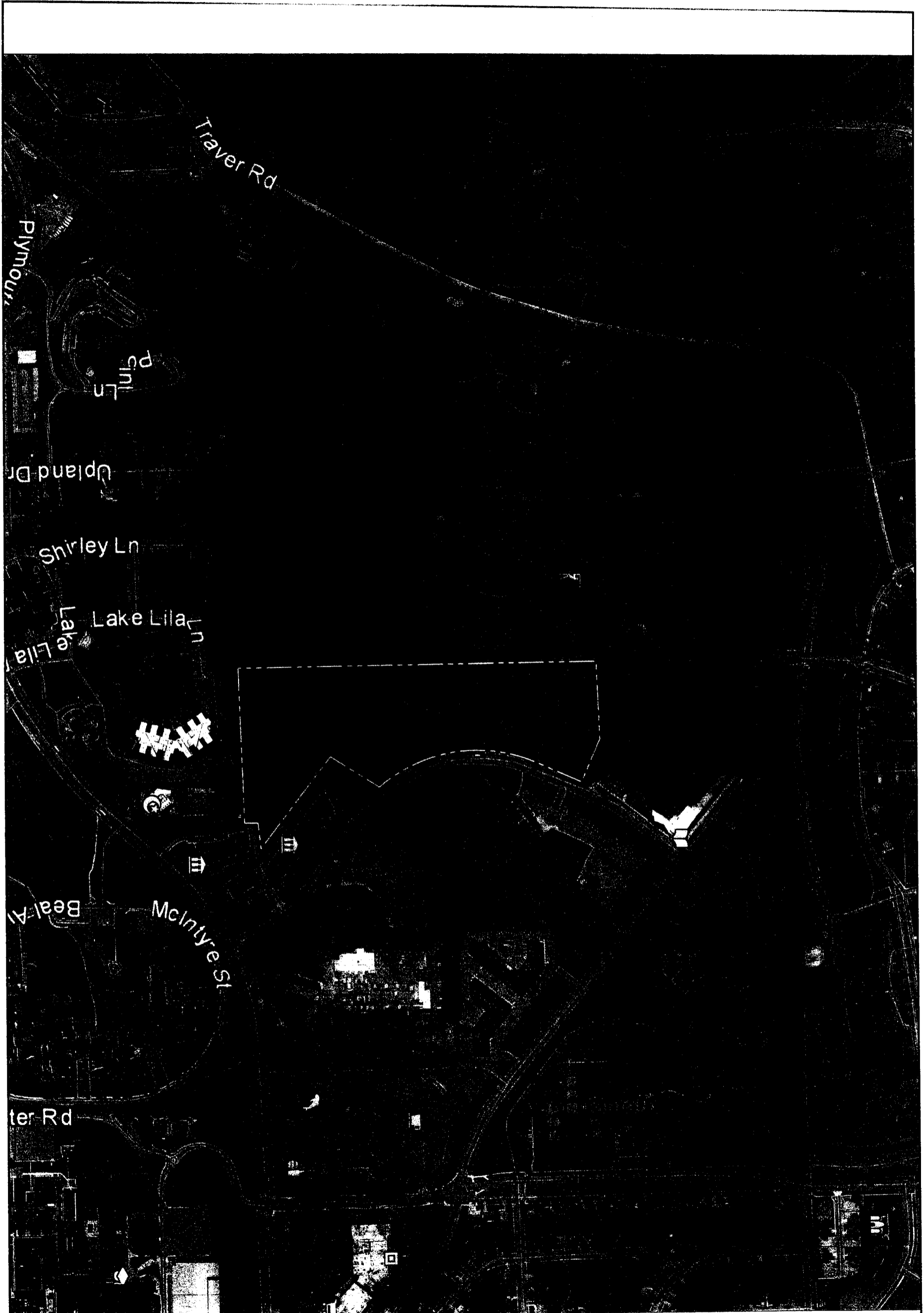
The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Site 7 - This 20-acre site is located on the west side of Traverwood Drive. Leslie Park Golf Course is located immediately to the west. The north portion of the site is adjacent to a high quality woodland (now a city park). The remaining portion of the site contains a detention pond and gently sloping open fields. The site was part of the original 93-acre Traverwood Area Plan which called for a mixture of land uses including commercial, office and residential. The commercial portion has been constructed (Traver Village) and many of the office sites have been constructed. This site is currently zoned for multiple-family uses (R4D) which allows a density of up to 25 units per acre.

Residential uses are recommended for the R4D portion of the site at a gross density (minus right-of-way) of 7 to 25 dwelling units per acre. Multiple-family (stacked units), townhouses or an assisted living facility would be appropriate. The site can accommodate this density due to its proximity to nearby parks, employment and commercial centers, and a main transportation corridor. Furthermore, residential uses would maintain an important mixed-use component of the Traverwood Area Plan. The mixture of uses (retail, office, residential and recreational) in this area would improve the balance of jobs and housing and promote pedestrian activity. As an alternative, an office and residential mixed-use development would be appropriate for this site. The residential component of a mixed-use development should constitute at least 50 percent of the total floor area. The office portion of the project should not be constructed prior to the completion of the residential portion. Below grade or structured parking is strongly encouraged.

A public non-motorized linkage from the public sidewalk along Traverwood Boulevard to Leslie Woods Nature Area to the west is recommended to improve non-motorized access in the area. Nonmotorized walkways should be provided to adjacent office uses and public park land. Landscaping should be provided on the west side of the R4D portion of the site to soften the visual impact of future development from the golf course to the west.

Future development should incorporate community design techniques (described in Chapter 5) that support the goals and objectives of this Plan. A pedestrian access easement should be provided north to south from Leslie Woods Nature Area to Stapp Nature Area.



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| JOB No. | 12083 | DATE: | 4/18/13 |
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TRAVERWOOD APARTMENTS

AERIAL

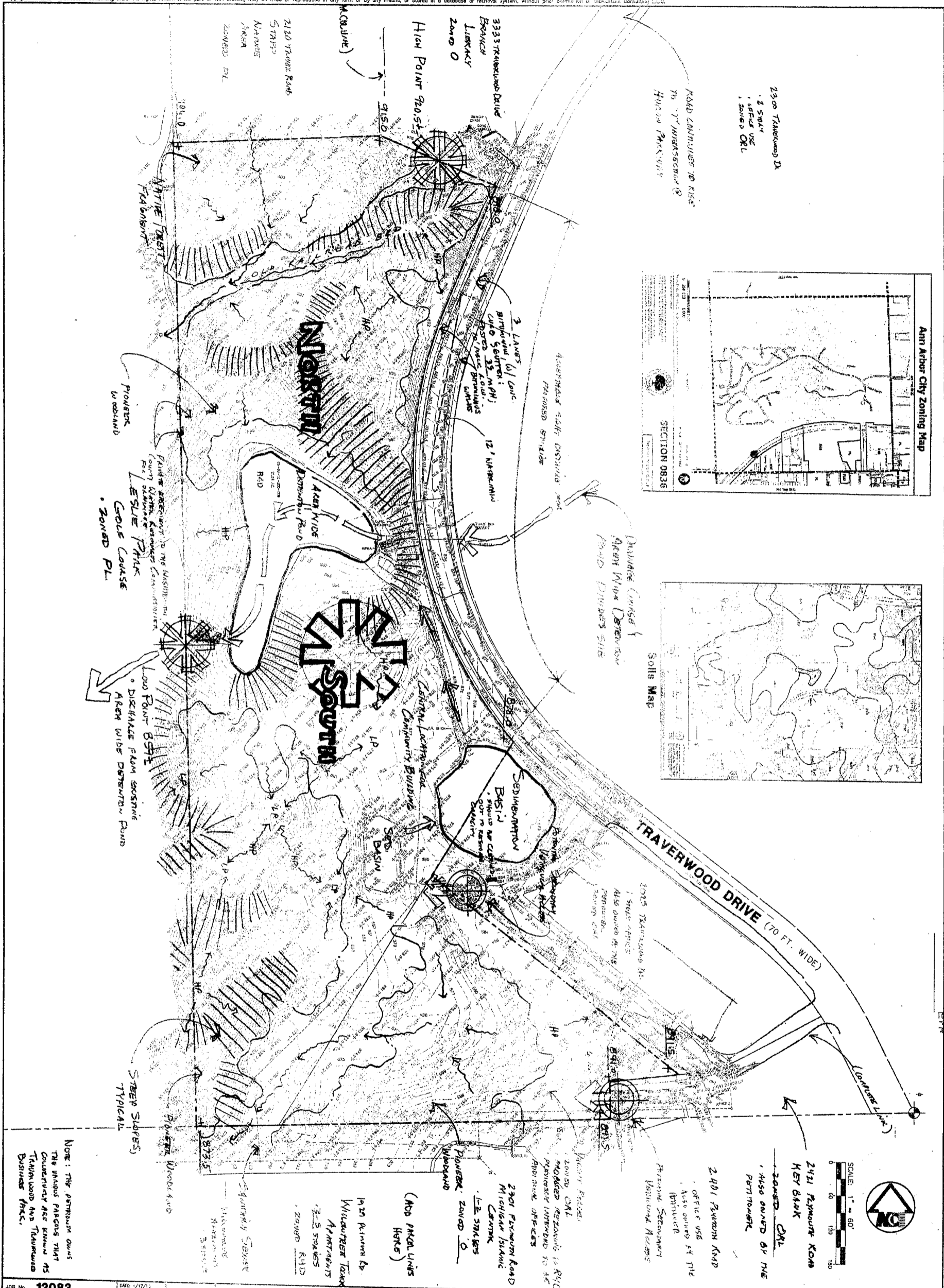
CLIENT
FIRST MARTIN

MIDWESTERN CONSULTING



Civil, Environmental and
Transportation Engineers
Planners, Surveyors
Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

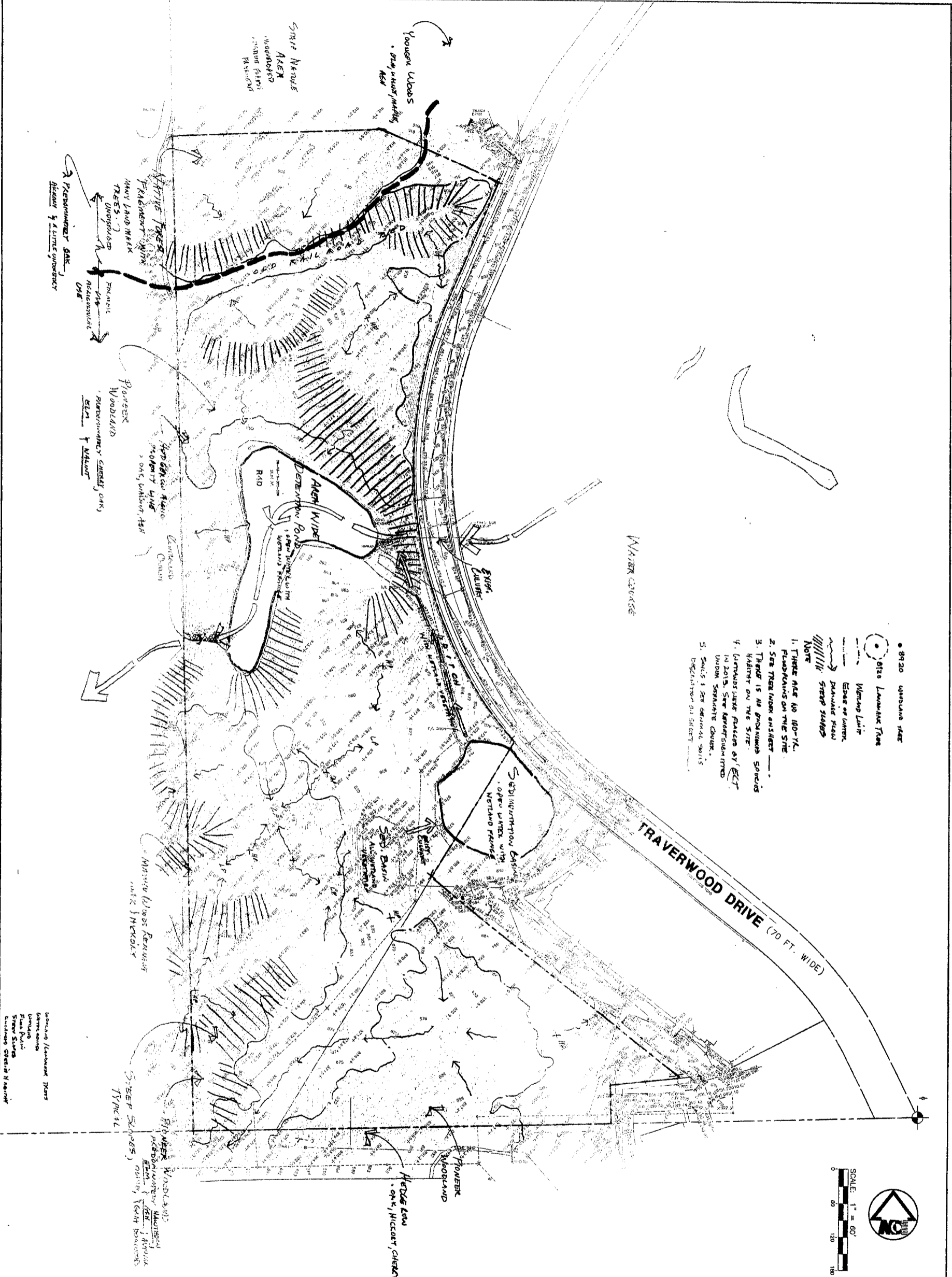


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| JOB No. 12083 | DATE: 1/27/12 | SHEET 1 OF 1 |
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| REVISIONS: | | |

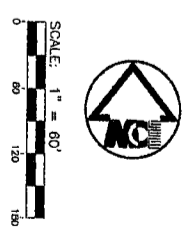
TRAVERWOOD APARTMENTS
SITE ANALYSIS

CLIENT: PAST WORLD

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.895.0200
Fax: 734.895.0299



- 8920 vertical feet
 - Size Landmark Tree
 - Wetland Line
 - Edge of Water
 - Drainage Path
 - Steep Slopes
- NOTE
1. THERE ARE NO 100-YR. FLOODPLAINS ON THE SITE.
 2. SEE TRAVEL WASH ANCHORS HABITAT ON THE SITE.
 3. THERE IS NO BROOKWOOD SPECIES HABITAT ON THE SITE.
 4. LANDSCAPE PLAN BY ECT IN 2013. SEE APPROPRIATE UNDER SEPARATE COVER.
 5. SCALE 1 SET ON SEPARATE SHEET. DESCRIBED ON SHEET.



| | | | | | |
|---------------------------|---------------|------------------------------|---|-------------|------------------------------|
| JOB No. 12083 | DATE: 4/12/13 | TRAVERWOOD APARTMENTS | | CLIENT | MIDWESTERN CONSULTING |
| REVISIONS: | SHEET 2 OF 2 | | | FIRST MARIN | |
| | REV. DATE | 2 | | | |
| NATURAL FEATURES ANALYSIS | | | | | |
| | | | Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects 3815 Plaza Drive Ann Arbor, Michigan 48108 Phone: 734.965.0200 Fax: 734.965.0599 | | |

SPACE CALCULATION

| | | |
|-------------------------|-------------------------------------|--------|
| TOTAL AREA | 782,476.2 SQUARE FEET (17.96 ACRES) | 100% |
| PERVIOUS SURFACE AREA | 562,067.1 SQUARE FEET (12.9 ACRES) | 71.83% |
| IMPERVIOUS SURFACE AREA | 220,409.1 SQUARE FEET (5.06 ACRES) | 28.17% |

TYPICAL BUILDING BLEND

| | |
|------------------|-----------------------------------|
| (2) 700SF UNITS | UNIT SQUARE FOOT AVERAGE 983.33SF |
| (1) 800SF UNITS | |
| (1) 900SF UNITS | |
| (2) 1050SF UNITS | |
| (1) 1150SF UNITS | |
| (2) 1250SF UNITS | |

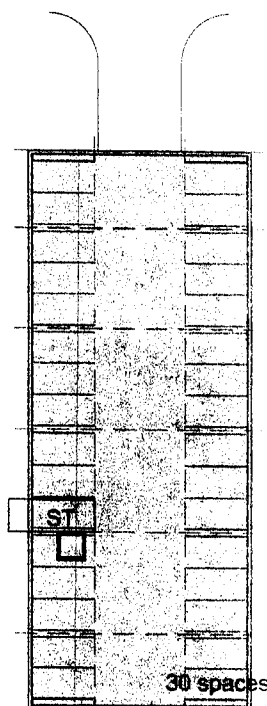
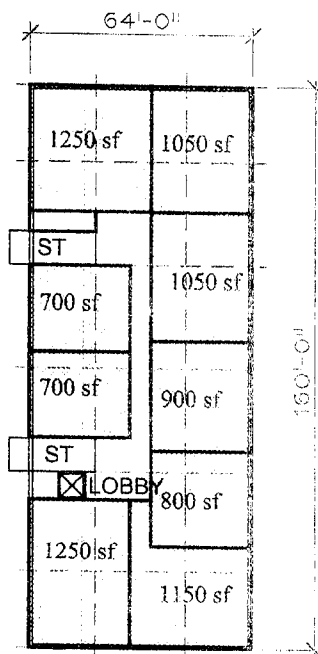
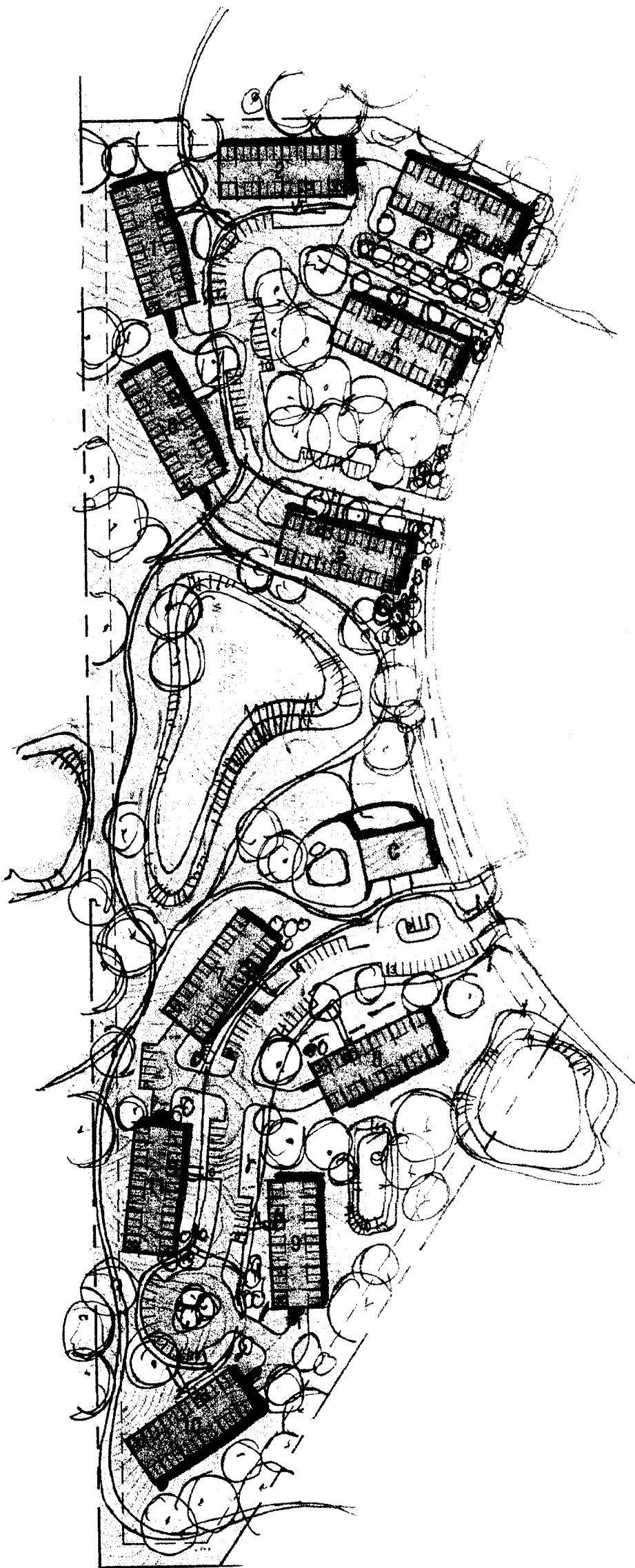
UNIT COUNT

11 BUILDINGS
 9 UNITS / FLOOR x 3 FLOORS
 = 27 UNITS / BUILDING

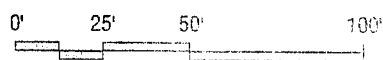
 297 UNITS TOTAL

PARKING

446 PARKING SPACES REQUIRED
 330 COVERED SPACES PROVIDED
 116 SURFACE SPACES PROVIDED
 446 SPACES PROVIDED



Typical Building Blocking



OPTION 1 | SITE PLANNING

2012.08.23

TRAVERWOOD

ANN ARBOR, MICHIGAN

P12-813

HOBBS + BLACK ARCHITECTS

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SPACE CALCULATION

| | | |
|-------------------------|-------------------------------------|--------|
| TOTAL AREA | 782,476.2 SQUARE FEET (17.96 ACRES) | 100% |
| PERVIOUS SURFACE AREA | 554,579.1 SQUARE FEET (12.73 ACRES) | 70.87% |
| IMPERVIOUS SURFACE AREA | 227,897.1 SQUARE FEET (5.23 ACRES) | 29.13% |

TYPICAL BUILDING BLEND

| | | | |
|-----|--------------|--------------------------|----------|
| (2) | 700sf UNITS | UNIT SQUARE FOOT AVERAGE | 983.33sf |
| (1) | 800sf UNITS | | |
| (1) | 900sf UNITS | | |
| (2) | 1050sf UNITS | | |
| (1) | 1150sf UNITS | | |
| (2) | 1250sf UNITS | | |

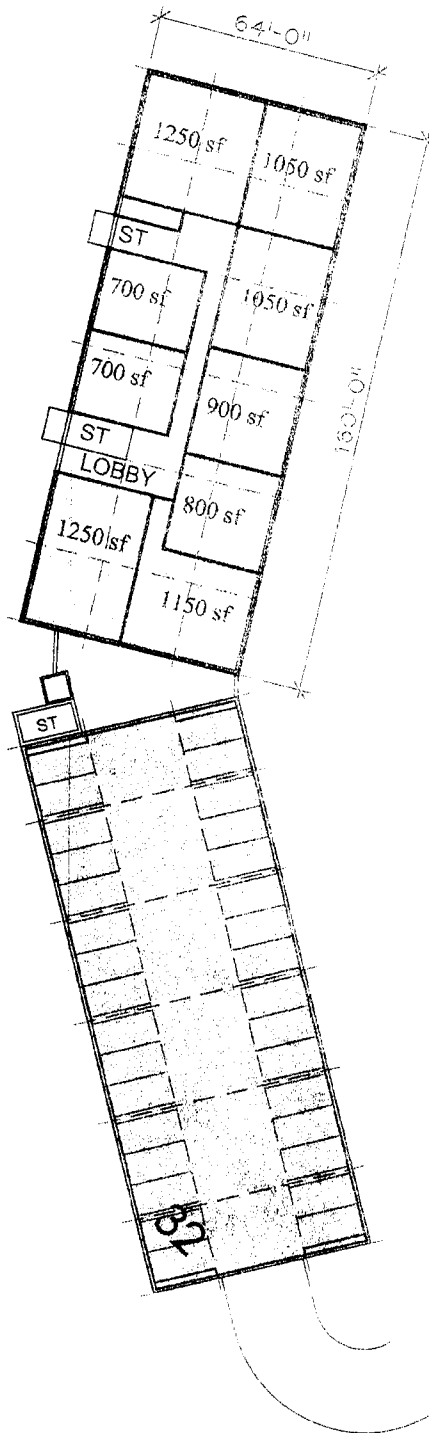
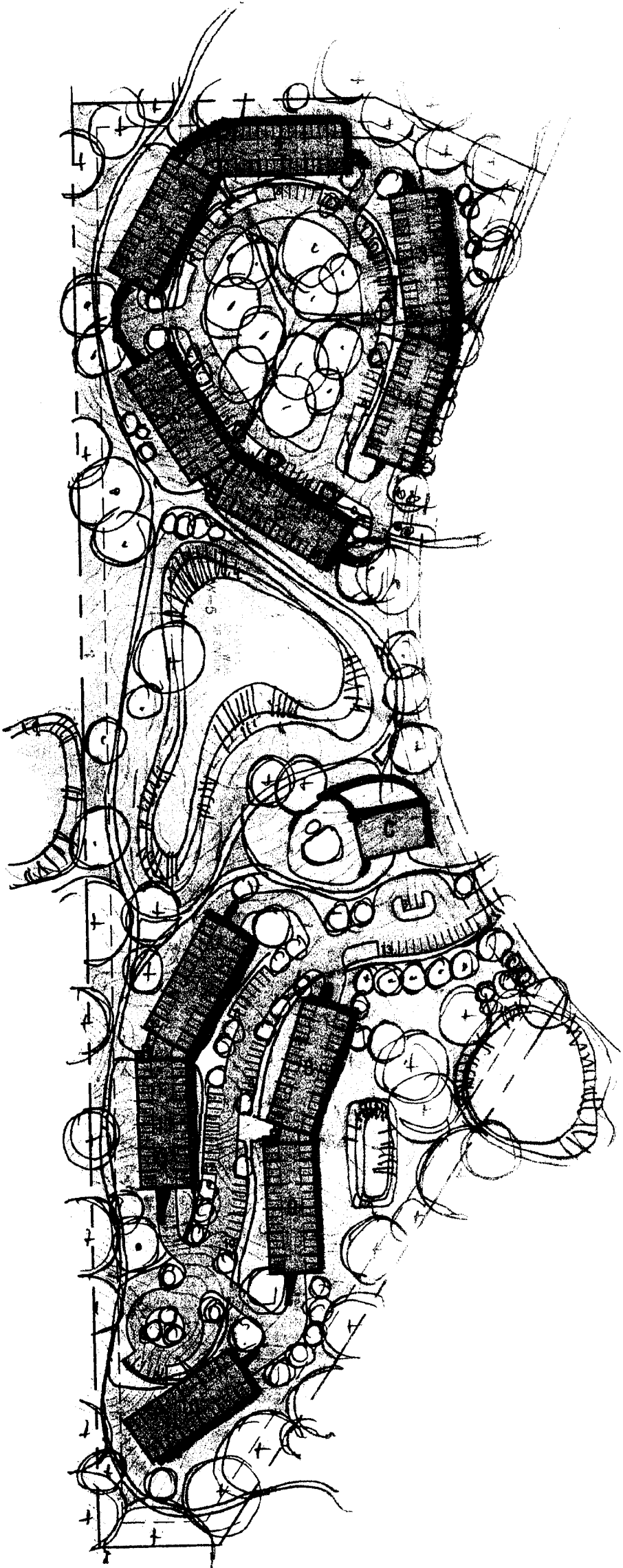
UNIT COUNT

11 BUILDINGS
 9 UNITS / FLOOR X 3 FLOORS
 = 27 UNITS / BUILDING

 297 UNITS TOTAL

PARKING

446 PARKING SPACES REQUIRED
 350 COVERED SPACES PROVIDED
97 SURFACE SPACES PROVIDED
 446 SPACES PROVIDED



Typical Building Blocking

SPACE CALCULATION

| | | |
|-------------------------|-------------------------------------|--------|
| TOTAL AREA | 782,476.2 SQUARE FEET (17.96 ACRES) | 100% |
| PERVIOUS SURFACE AREA | 463,157.2 SQUARE FEET (10.63 ACRES) | 59.19% |
| IMPERVIOUS SURFACE AREA | 289,319 SQUARE FEET (6.57 ACRES) | 36.97% |

TYPICAL BUILDING BLEND

| BUILDING A | BUILDING B |
|-----------------------------------|-----------------------------------|
| (1) 700sf UNITS | (3) 700sf UNITS |
| (4) 800sf UNITS | (1) 800sf UNITS |
| (2) 900sf UNITS | (1) 900sf UNITS |
| (1) 1050sf UNITS | (2) 1050sf UNITS |
| (2) 1150sf UNITS | (1) 1150sf UNITS |
| (2) 1250sf UNITS | (2) 1250sf UNITS |
| UNIT SQUARE FOOT AVERAGE 962.50sf | UNIT SQUARE FOOT AVERAGE 955.00sf |

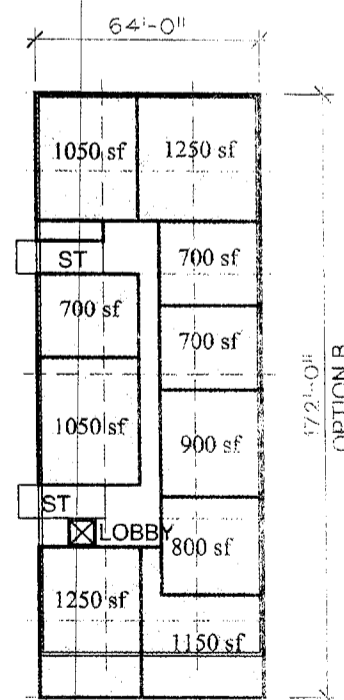
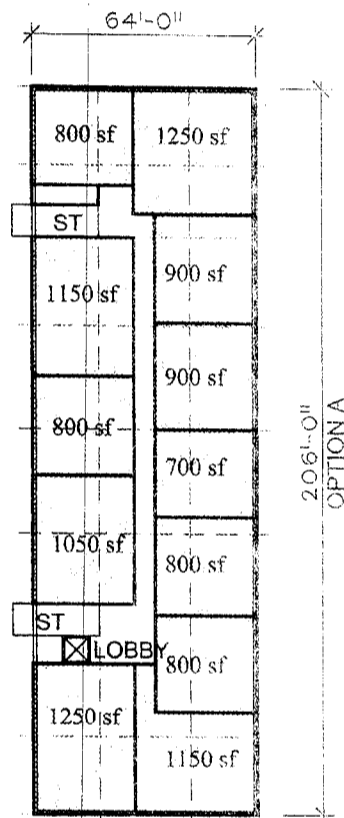
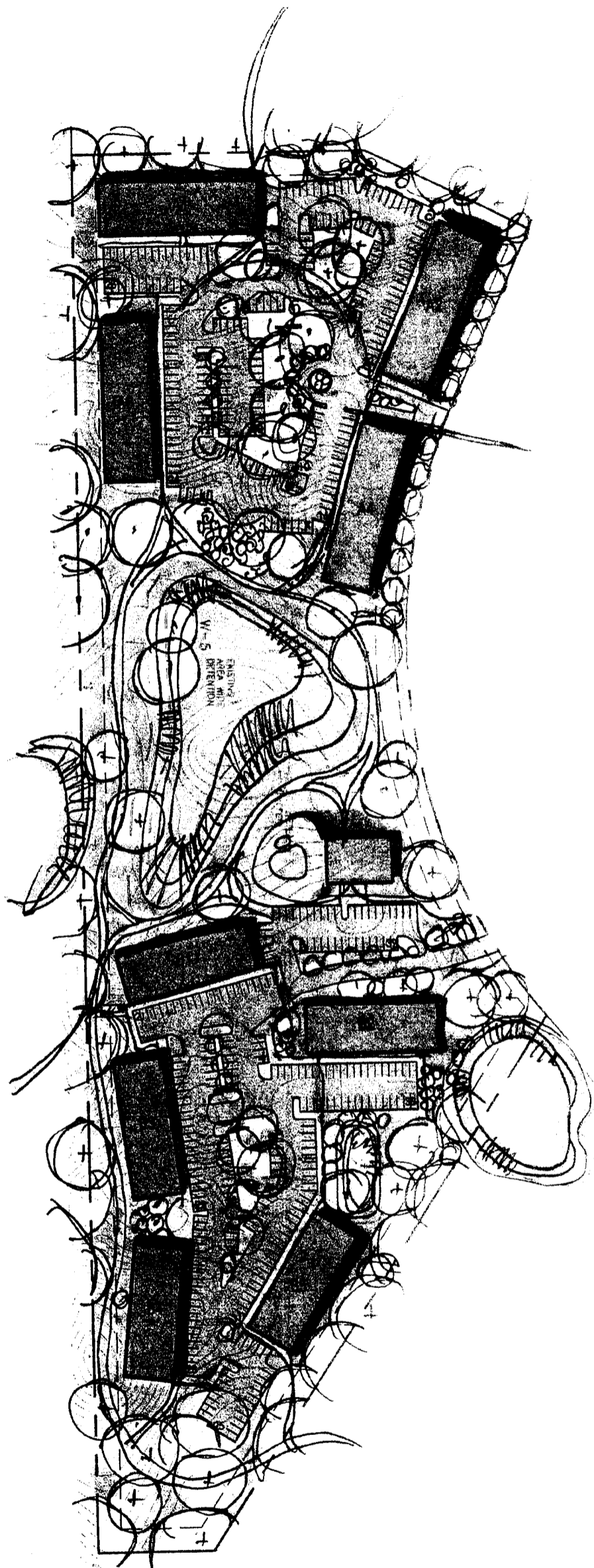
UNIT COUNT

| BUILDING A | BUILDING B |
|-----------------------------|-----------------------------|
| 4 BUILDINGS | 5 BUILDINGS |
| 12 UNITS / FLOOR X 3 FLOORS | 10 UNITS / FLOOR X 3 FLOORS |
| = 36 UNITS / BUILDING | = 30 UNITS / BUILDING |
| 144 UNITS TOTAL | 150 UNITS TOTAL |

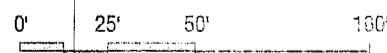
TOTAL UNIT COUNT = 294 UNITS

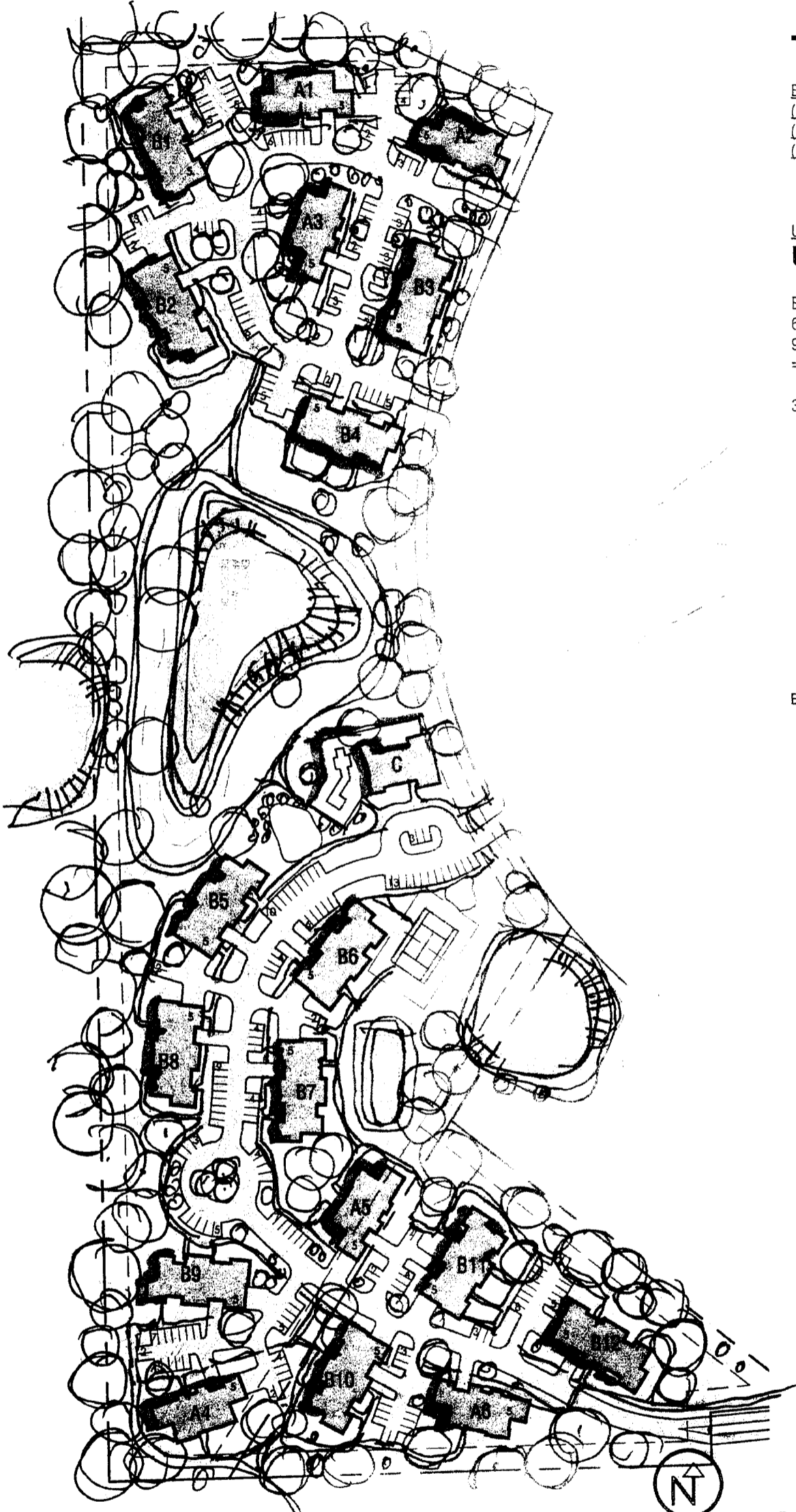
PARKING

441 PARKING SPACES REQUIRED
464 SPACES PROVIDED



Typical Building Blocking





SPACE CALCULATION

| | | |
|-------------------------|-------------------------------------|--------|
| TOTAL AREA | 951,554.2 SQUARE FEET (21.85 ACRES) | 100% |
| PERVIOUS SURFACE AREA | 668,115.9 SQUARE FEET (15.34 ACRES) | 70.21% |
| IMPERVIOUS SURFACE AREA | 283,438.2 SQUARE FEET (6.51 ACRES) | 29.79% |

TYPICAL BUILDING BLEND

| | |
|------------------------|------------------------|
| BUILDING TYPE A | BUILDING TYPE B |
| (6) 900SF UNITS | (2) 800SF UNITS |
| (1) 1050SF UNITS | (4) 900SF UNITS |
| (2) 1150SF UNITS | (3) 1150SF UNITS |
| | (2) 1250SF UNITS |

| | | | |
|--------------------------|----------|--------------------------|-----------|
| UNIT SQUARE FOOT AVERAGE | 972.22sf | UNIT SQUARE FOOT AVERAGE | 1013.64sf |
|--------------------------|----------|--------------------------|-----------|

UNIT COUNT

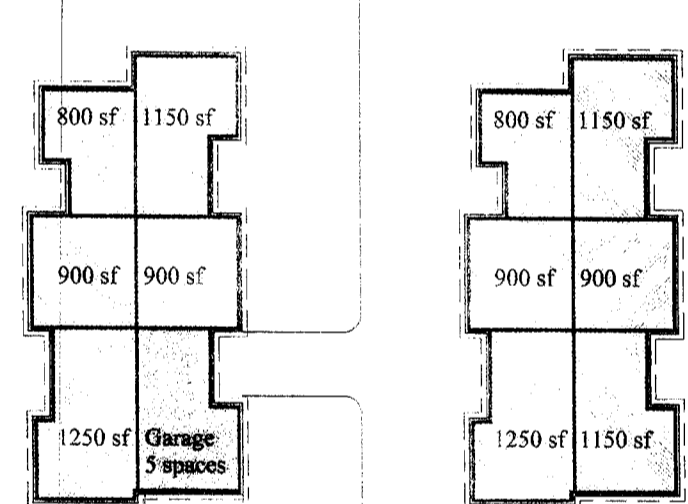
| | |
|----------------------------------|-------------------------------------|
| BUILDING TYPE A | BUILDING TYPE B |
| 6 BUILDINGS | 12 BUILDINGS |
| 9 UNITS / BUILDING OVER 2 FLOORS | 11 UNITS / BUILDING OVER 2 FLOORS |
| = 9 UNITS / BUILDING | = 11 UNITS / BUILDING |
| 36 UNITS TOTAL | 132 UNITS TOTAL |
| | TOTAL UNIT COUNT = 168 UNITS |

PARKING

252 PARKING SPACES REQUIRED
304 SPACES PROVIDED

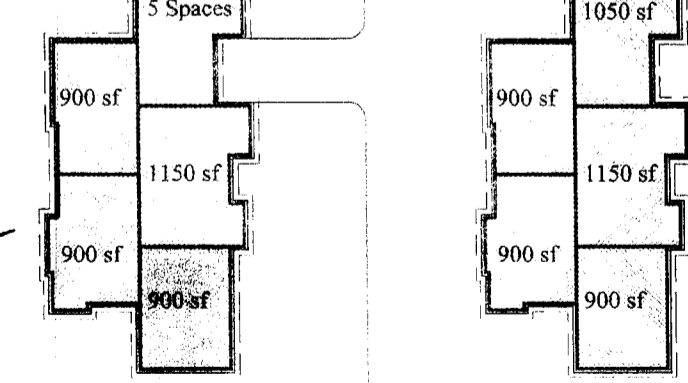
Building Type [B] | First Floor

Second Floor



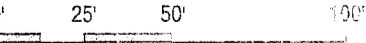
Building Type [A] | First Floor

Second Floor



Building Type [A] | First Floor

Second Floor



OPTION 4 | SITE PLANNING

2012.08.30

TRAWERWOOD

ANN ARBOR, MICHIGAN

P12-813

SPACE CALCULATION

| | | |
|-------------------------|-------------------------------------|--------|
| TOTAL AREA | 951,554.2 SQUARE FEET (21.85 ACRES) | 100% |
| PERVIOUS SURFACE AREA | 669,684.7 SQUARE FEET (15.37 ACRES) | 70.38% |
| IMPERVIOUS SURFACE AREA | 281,869.5 SQUARE FEET (6.47 ACRES) | 29.62% |

UNIT COUNT

| BUILDING TYPE A | BUILDING TYPE B | BUILDING TYPE C |
|----------------------------|------------------------|------------------------|
| 6 BUILDINGS | 8 BUILDINGS | 3 BUILDINGS |
| 9 UNITS / FLOOR X 3 FLOORS | 1ST 5 UNITS + GARAGE | 1ST 4 UNITS + GARAGE |
| = 27 UNITS / BUILDING | 2ND 6 UNITS | 2ND 5 UNITS |
| | = 11 UNITS / BUILDING | = 9 UNITS / BUILDING |

162 UNITS TOTAL

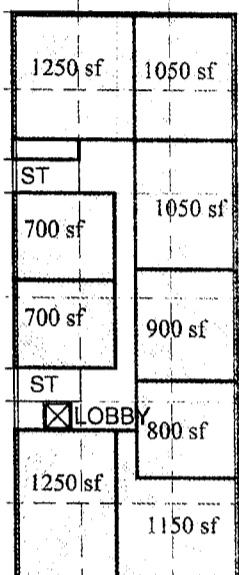
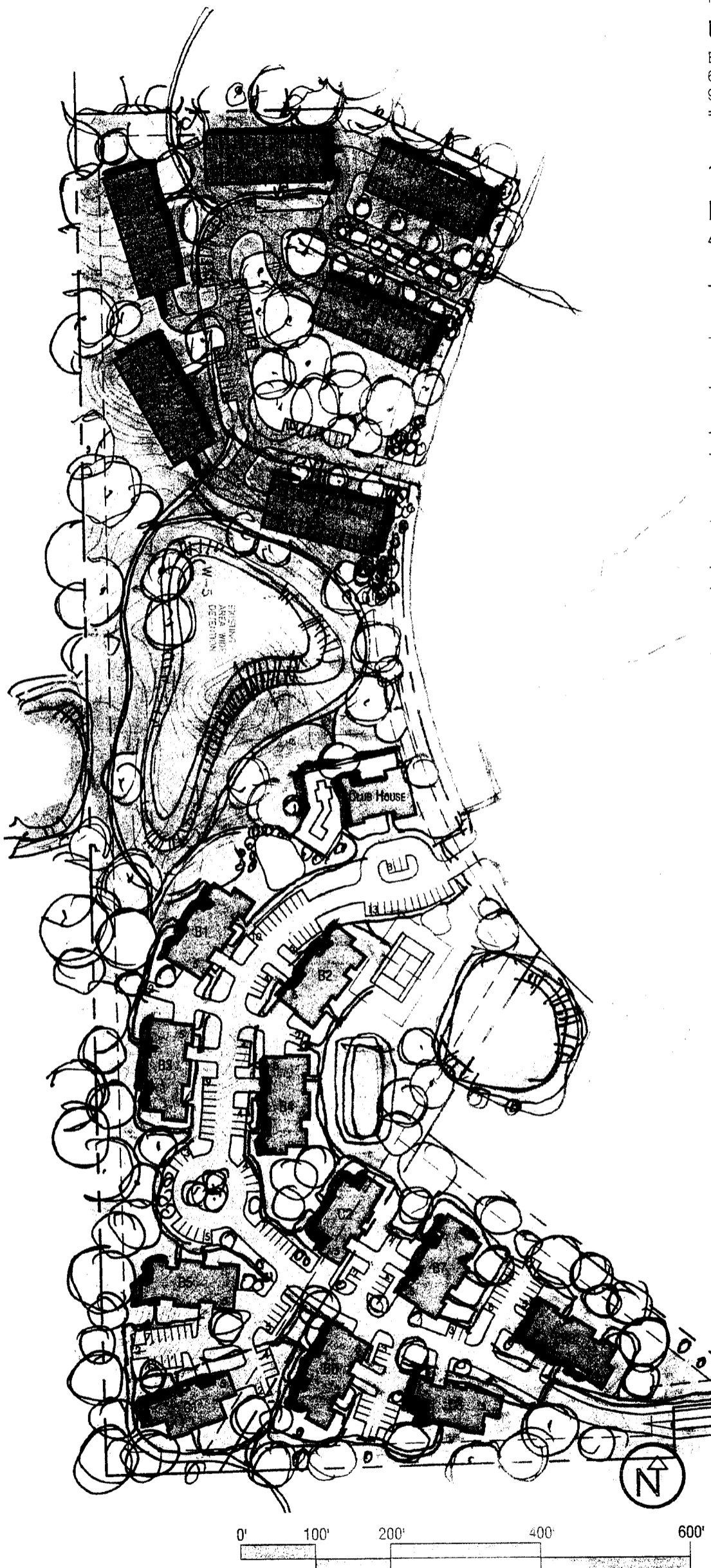
88 UNITS TOTAL

27 UNITS TOTAL

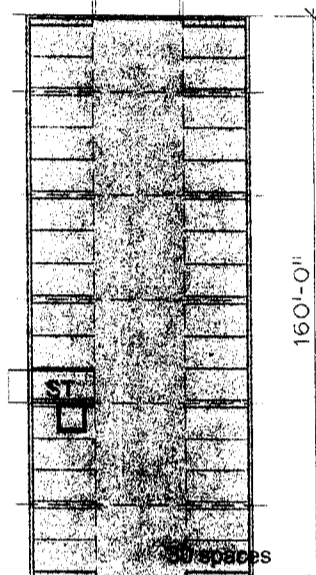
TOTAL UNIT COUNT = 277 UNITS

PARKING

| |
|-----------------------------|
| 416 PARKING SPACES REQUIRED |
| 235 COVERED SPACES PROVIDED |
| 181 SURFACE SPACES PROVIDED |
| 416 SPACES PROVIDED |



Second Floor
Building Type [A]

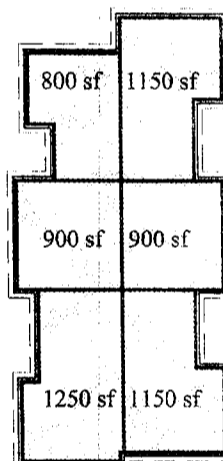


First Floor
64'-0"

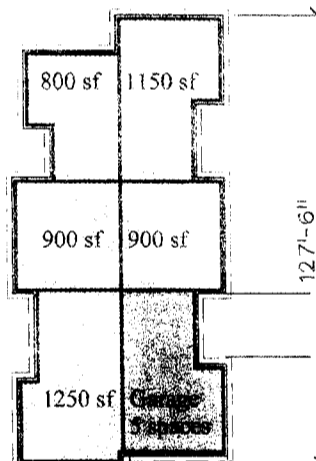
BLDG A BLEND

- (2) 700SF UNITS
- (1) 800SF UNITS
- (1) 900SF UNITS
- (2) 1050SF UNITS
- (1) 1150SF UNITS
- (2) 1250SF UNITS

UNIT SF AVERAGE
983.33sf



Second Floor
Building Type [B]

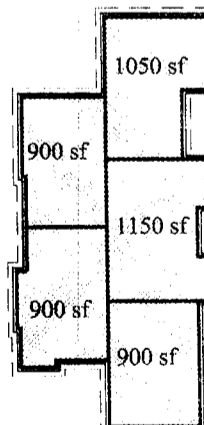


First Floor
60'-0"

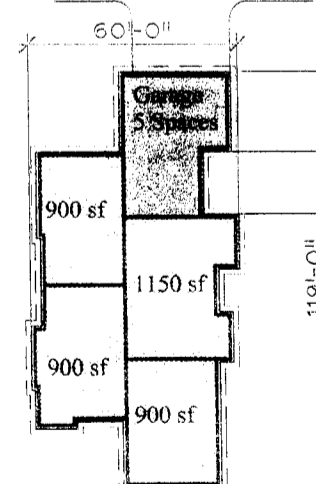
BLDG B BLEND

- (2) 800SF UNITS
- (4) 900SF UNITS
- (3) 1150SF UNITS
- (2) 1250SF UNITS

UNIT SF AVERAGE
1013.64sf



Second Floor
Building Type [C]



First Floor

BLDG C BLEND

- (6) 900SF UNITS
- (1) 1050SF UNITS
- (2) 1150SF UNITS

UNIT SF AVERAGE
972.22sf



251-unit apartment project proposed for Traverwood Drive raises concern at public meeting

By LIZZY ALFS (/USERS/PROFILE/?UID=15840) Business Reporter

Posted on Fri, Apr 19, 2013 : 5:59 a.m.

The development team behind a 251-unit apartment project proposed for **Ann Arbor's** Traverwood Drive met with about a dozen community members Thursday night to detail plans and receive public input.

The majority of attendees at the citizen participation meeting raised concerns about how the development, proposed for a vacant property (<http://www.annarbor.com/business-review/first-martin-proposes-251-unit-apartment-project-on-ann-arbors-north-side/>) at 2225 Traverwood Drive, will affect or eliminate the site's natural features.

"This is a magical portal right in the middle of Ann Arbor," long-time Ann Arbor resident **Tanya Brown** told the developers. "There are habitats of animals out there. You've been sitting on this land for (more than 20) years. You know it is precious, precious land."

Ann Arbor's **First Martin Corporation** (<http://www.firstmartin.com/>) has owned the land since the 1990s and is proposing the project. It's divided into two parts: the north end of the property would have three four-story buildings, and the south side would have between 11 and 13 two-story buildings. Existing wetlands and a community building would separate the north and south sides.

Plans are still in the preliminary stages, but the project would have about 251 one-and-two-bedroom units that would range in size between 550 square feet and 1,250 square feet. Pricing has not been determined.

Two parking spaces would be provided per unit in either attached garages or interior parking underneath the buildings. A portion of the site would require a rezoning from office/research to multi-family.

First Martin's **Mike Martin** told attendees that the timing is right to build apartments.

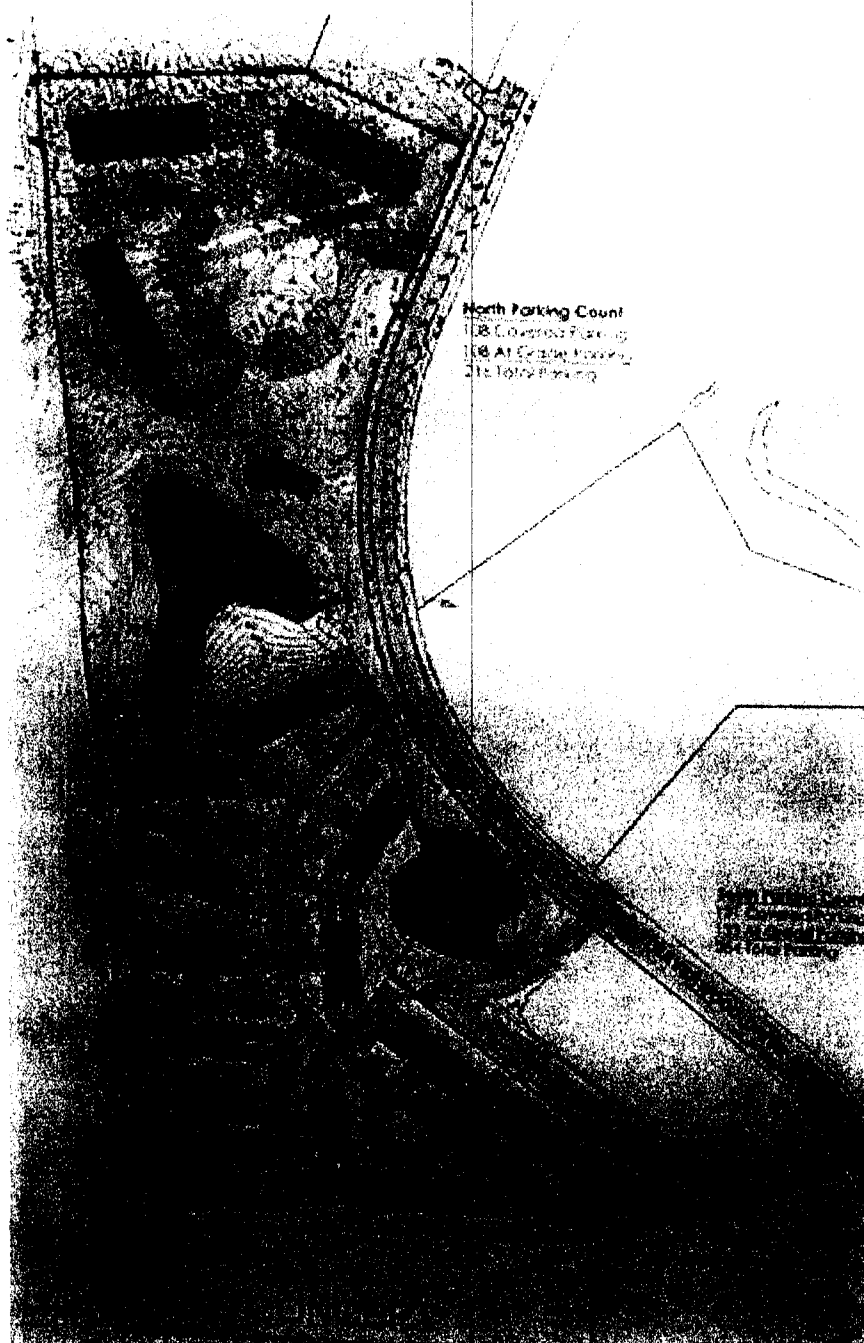
"The occupancy rates across Ann Arbor have been very high...I also think there are a number of people saying the area is expected to grow from an employment standpoint," he said.

Mitchell Bleznak, co-founder of **Bleznak Real Estate Investment Group**

(<http://www.bleznak.com/profile/index.html>)

and the owner of apartments in the area, said a project like this is "definitely needed."

"I think you're doing something very useful for the community and I think it's a good thing," he said. "It's very well needed and there is growing demand."



A site concept for the project shows the three buildings on the north end and 13 on the south end. Stapp Nature Area is to the north and Leslie Woods Nature Area is to the west.

Lizzy Alfs | AnnArbor.com



About a dozen residents attended the meeting to provide feedback on the apartment project proposal.

Lizzy Alfs | AnnArbor.com

Because the property neighbors both **Stapp Nature Area**

(<http://www.a2gov.org/gove> and the **Leslie Woods Nature Area**

(<http://www.a2gov.org/gove> some attendees at the meeting requested that **First Martin** reduce the scale of the project.

“My major concern has to do with the trees to the north of the site,” said attendee **Clark Charnetski**. “I would personally rather have you go to greater height on the buildings on the south end in order to eliminate some of the buildings on the north end... because then you’d be able to keep more of the trees.”

James Sharba of Hobbs + Black Architects (<http://www.hobbs-black.com/>) showed attendees a variety of building layouts the developers considered for the site, but said the attached garages and interior parking was the best way to retain some natural features.

Added the project's civil engineer, **Earl Ophoff of Midwestern Consulting** (<http://www.midwesternconsulting.com/>): "It's about where is the financial feasibility as well as the physical feasibility."

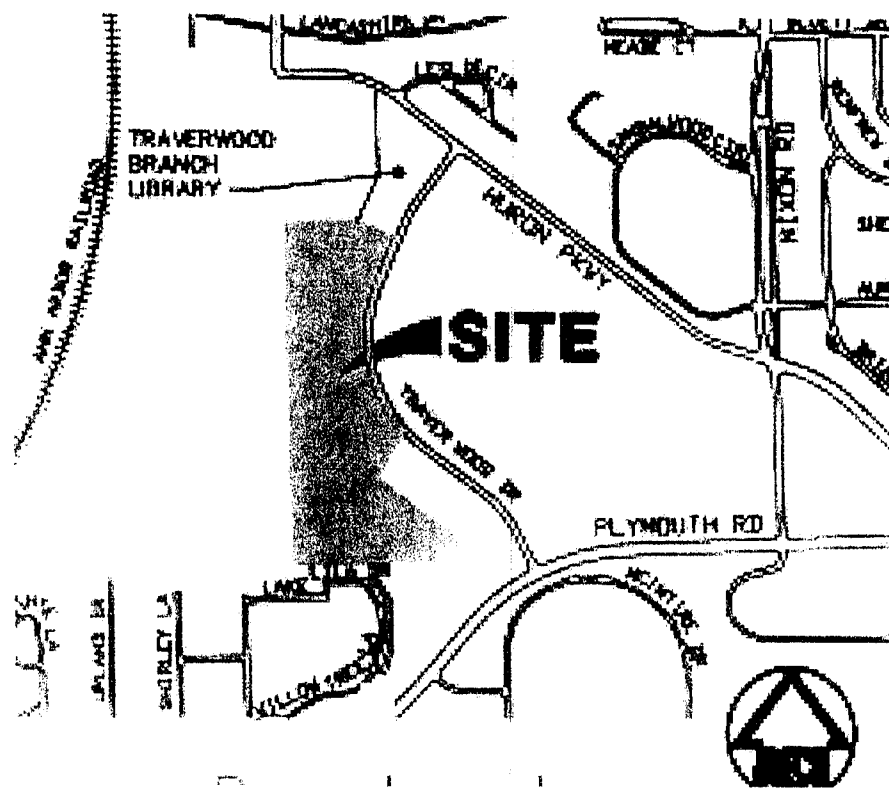
Another attendee asked if First Martin would consider donating the land instead of developing apartments. The company donated the Stapp Nature Area property to the city about a decade ago.

"It would be very good karma," Brown said.

Nearby resident **Lisa Dusseau** pointed out that residents have been utilizing the First Martin property as a park area for years, and to have that taken away is "really disappointing."

Other concerns raised by attendees included:

- Whether there is demand for more apartments in the area
- Traffic impact



Courtesy photo

- How Ann Arbor is becoming overdeveloped

"I'm not against the development; it's your property. But along with our other pleas for the trees and stuff, sometimes smaller is better," said **Peggy Rabhi**, a park steward for Leslie Woods. "And again...are we going to wind up with some of these buildings empty?"

Brown added: "I'd just like First Martin to remember that Ann Arbor is tree town. It's tree town for a reason, and we really don't have that many trees left right here...we are your neighbors. I sure would like to be able to go back there and visit the trees and the animals."

Martin told AnnArbor.com the development team will consider residents' feedback and how to incorporate it into the plans. He said they likely won't remove the buildings on the north end of the site, but might try to rearrange them so there is less impact to the nature area.

Tags: [First Martin \(/tag/First Martin/\)](#), [Traverwood apartments \(/tag/Traverwood apartments/\)](#), [citizen participation meeting \(/tag/citizen participation meeting/\)](#), [development \(/tag/development/\)](#), [real estate \(/tag/real estate/\)](#),



Lizzy Alfs is a business reporter for AnnArbor.com. Reach her at 734-623-2584 or email her at lizzyalfs@annarbor.com (<mailto:lizzyalfs@annarbor.com>).

*Follow her on Twitter at <http://twitter.com/lizzyalfs> (<http://twitter.com/lizzyalfs>).
([/users/profile/?UID=15840](#))*

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Earl Ophoff

From: Michael Martin [mcmartin@firstmartin.com]
Sent: Friday, April 19, 2013 2:21 PM
To: Dave Martin
Cc: Earl Ophoff
Subject: RE: Electronic Postcard

Dave,

Thanks for the feedback and the compliments on past projects. I've cc'd Earl who was also at the meeting to make sure that we keep a record of all community correspondence. The process we are currently undergoing is very iterative; we heard pretty clearly what people were passionate about last night and hope to address as many concerns as possible while maintaining an economically viable project that serves the community's needs. Have a great weekend!

Mike

From: Dave Martin [mailto:dmacmartin@hotmail.com]
Sent: Friday, April 19, 2013 2:16 PM
To: Michael Martin
Subject: RE: Electronic Postcard

Mike,

I thought the most thoughtful and constructive suggestion from an individual in the group was to further lower the density at the north end of the development. This would result in fewer stories/levels on the buildings, fewer surface parking spaces and preservation of more trees: most likely these units would command higher rents. I could be interested!

When I returned home last evening I expressed to my wife that it is fortunate you are developing the property because you have done a good job with Traver Village and done thoughtful development along Traverwood and Huron Pkwy (north of Plymouth).

Good luck!

Dave

Michael Martin <mcmartin@firstmartin.com> wrote:

Dave,

Thanks for attending the meeting, it was nice meeting you. Here is the link
<http://www.a2gov.org/government/communityservices/planninganddevelopment/planning/Documents/N.20Apartments%20Postcard.pdf>

Have a nice weekend.

Mike

From: Dave Martin [mailto:dmacmartin@hotmail.com]
Sent: Thursday, April 18, 2013 7:01 PM
To: Michael Martin
Subject: Electronic Postcard

Hello Mike,

4/19/2013

I was at your Traverwood presentation on Thursday.

I would appreciate the address for the Traverwood electronic postcard.

Thanks.

Dave Martin

Sent from my Windows Phone

4/19/2013

Earl Ophoff

From: Michael Burns [mcbcon@yahoo.com]
Sent: Tuesday, April 09, 2013 2:32 PM
To: Earl Ophoff
Subject: The rezoning land near Traverwood Library

Mr. Earl Ophoff,

I am a resident living near the Traverwood Library and have the benefits of being able to walk the paths in the wooded area around the library.

Although the land is surrounded by developed land including the library there is wealth of wild life,

There old trees, mostly oak and other hardwoods, rather tall and seem to be trees that were at one time cared for by local Indian tribes. These trees for the most part have rounded tops and are not scraggly as are tree that never received such care.

There is wildlife dynamic that exists in support of many animals. There are deer, raccoons, squirrels, foxes, and all sorts of birds to name only a few animals who live there.

There a large holes or kettles that seem to be the result of Michigan's glacial past.

This land, though in the middle of other land that is has been fully developed still has some of its old charm and should not be disturbed any further; rezoning this land would not be in the best interest of the people of Ann Arbor, especially not in the interest of those live nearby.

Michael Burns
Editor

4/10/2013

Earl Ophoff

From: Arthur Prokosch [prokosch@umich.edu]

Sent: Thursday, April 11, 2013 8:04 AM

To: Earl Ophoff

Subject: comments on 2225 Traverwood Dr proposal

I plan to attend next Thursday's neighborhood meeting, but in case I don't make it, here is a summary of what I intend to share, based on the description and diagrams presented on the postcard:

I am a graduate student paying market rent to live with my spouse reasonably close to classes. Rents are excessive, both in relation to housing prices and to salaries. An undersupply of housing in the Ann Arbor market is the main cause, so I support building more housing and expect that additional housing construction will reduce my (and my neighbors') housing costs.

The site is near two AATA bus lines, at least two U-M bus lines, north campus, and a library. This is where density makes sense. The project should be built substantially as proposed.

Two parking spaces per apartment is excessive when many university affiliates do not have a car or share a single car within a family. Please find ways to reduce the average, for example to 1.5.

Traverwood Dr is empty today (plenty of capacity) but rutted (needs repaving). Will this be addressed?

Sincerely,
arthur prokosch.

--

Arthur Prokosch :: prokosch@umich.edu
Master in Urban Planning '15
M.S. Natural Resources and Environment '15
University of Michigan

4/11/2013

Earl Ophoff

To: Michael Martin

Subject: Stacey Printon

She lives at 2311 Lancashire.

She asked for general information about the project and wondered if there would be any handouts or other information available.

I described the planning process and submittal schedule.

She emphasized how this site is part of a larger green space area and said that the sketch on the postcard looked like a lot of impact.

I noted that the zoning would allow 120' ht. buildings and 571 units, and we are talking about much less than that.

MIDWESTERN CONSULTING LLC

Earl F. Ophoff

Senior Associate/RLA/ASLA

Green Initiative Team Member

3815 Plaza Drive

Ann Arbor, MI 48108

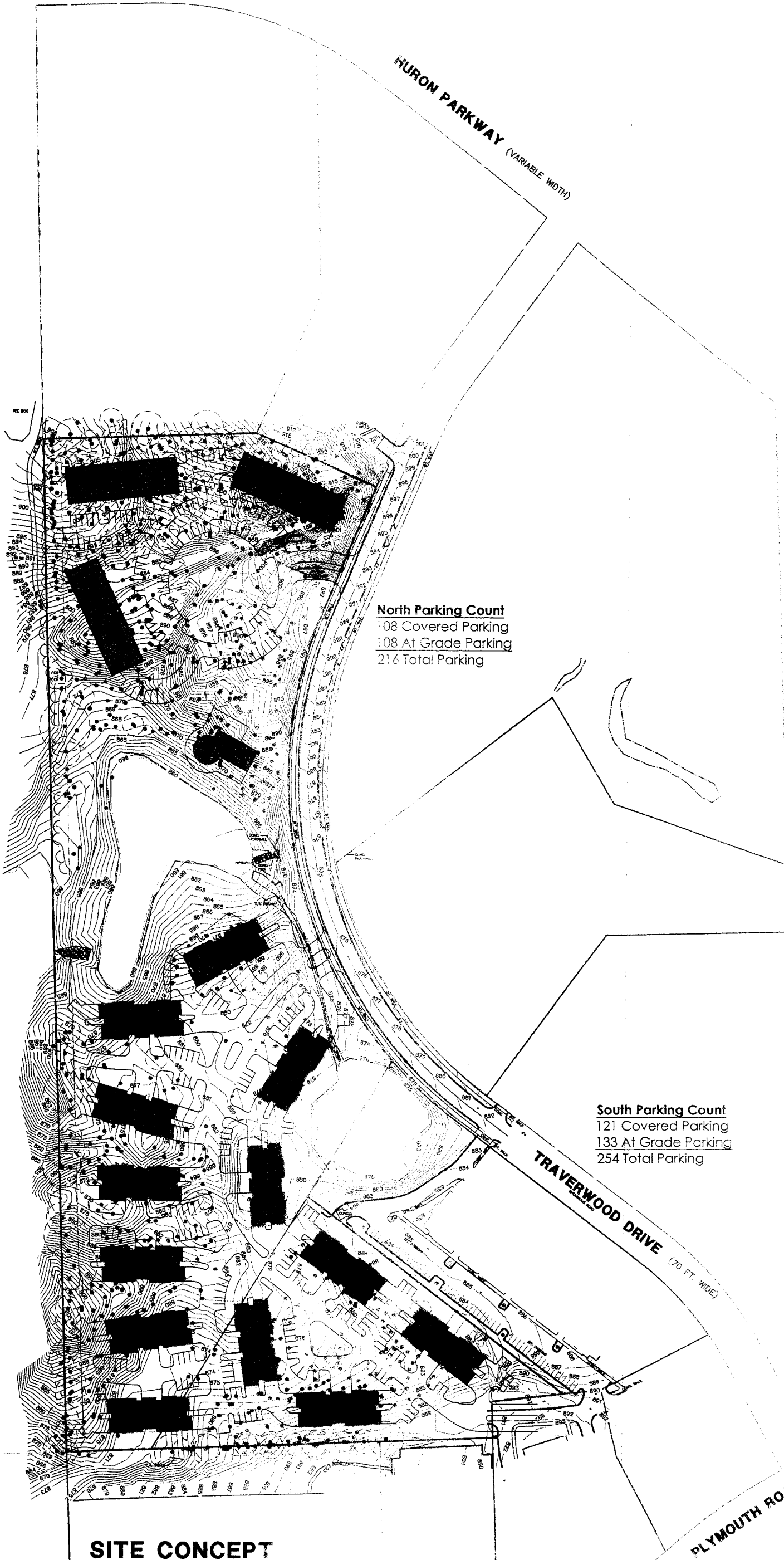
(734) 995-0200 ext 211 (734) 332-5312 direct

www.midwesternconsulting.com/blog

Please consider the environment before printing.

4/19/13 9 AM TRAU AVTS
4/24/13 EBA DUB

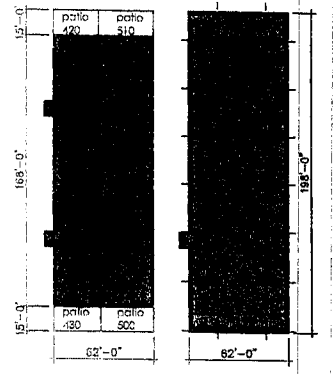
4/11/2013



North Parking Count
 108 Covered Parking
 108 At Grade Parking
 216 Total Parking

South Parking Count
 121 Covered Parking
 133 At Grade Parking
 254 Total Parking

SITE CONCEPT



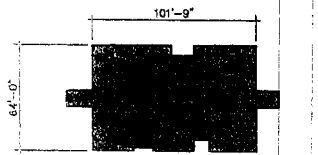
Upper Floors (-1) 52,272 GSF First Floor 13,088 GSF

Building Type [AA]
85,340 GSF

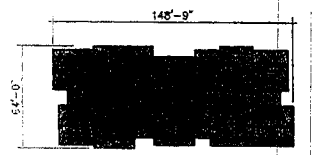
| Building [AA] - Unit Average | | | |
|------------------------------|----------|------------------|----------|
| Unit | Unit SF | # of Units | Total SF |
| 1 Bed | 600 SF | 2 | 1,200 SF |
| 1 Bed + Den | 900 SF | 2 | 1,800 SF |
| 2 Bed | 650 SF | 2 | 1,300 SF |
| 2 Bed (Dual Bath) | 1,100 SF | 2 | 2,200 SF |
| | | | |
| Unit/Floor | 7 units | | 8,900 SF |
| Units/Bldg | 34 units | | |
| Total Units | | 108 units | |
| Unit Average 794.44 SF | | | |

Building [B] - Unit Average

| Unit | Unit SF | # of Units | Total SF |
|------------------------|----------|------------------|-----------|
| 1 1/2 Bed | 750 SF | 1 | 750 SF |
| 1 1/2 Bed | 900 SF | 4 | 3,600 SF |
| 2 Bed + Den | 900 SF | 1 | 900 SF |
| 2 Bed | 1,000 SF | 2 | 2,000 SF |
| 2 Bed Dual Bath | 1,150 SF | 2 | 2,300 SF |
| 2 Bed + Den | 1,250 SF | 1 | 1,250 SF |
| | | | |
| Unit/Floor | | 11 units | 10,800 SF |
| Total Units | | 143 units | |
| Unit Average 754.55 SF | | | |



Second Floor 8,837 GSF



First Floor 8,543 GSF

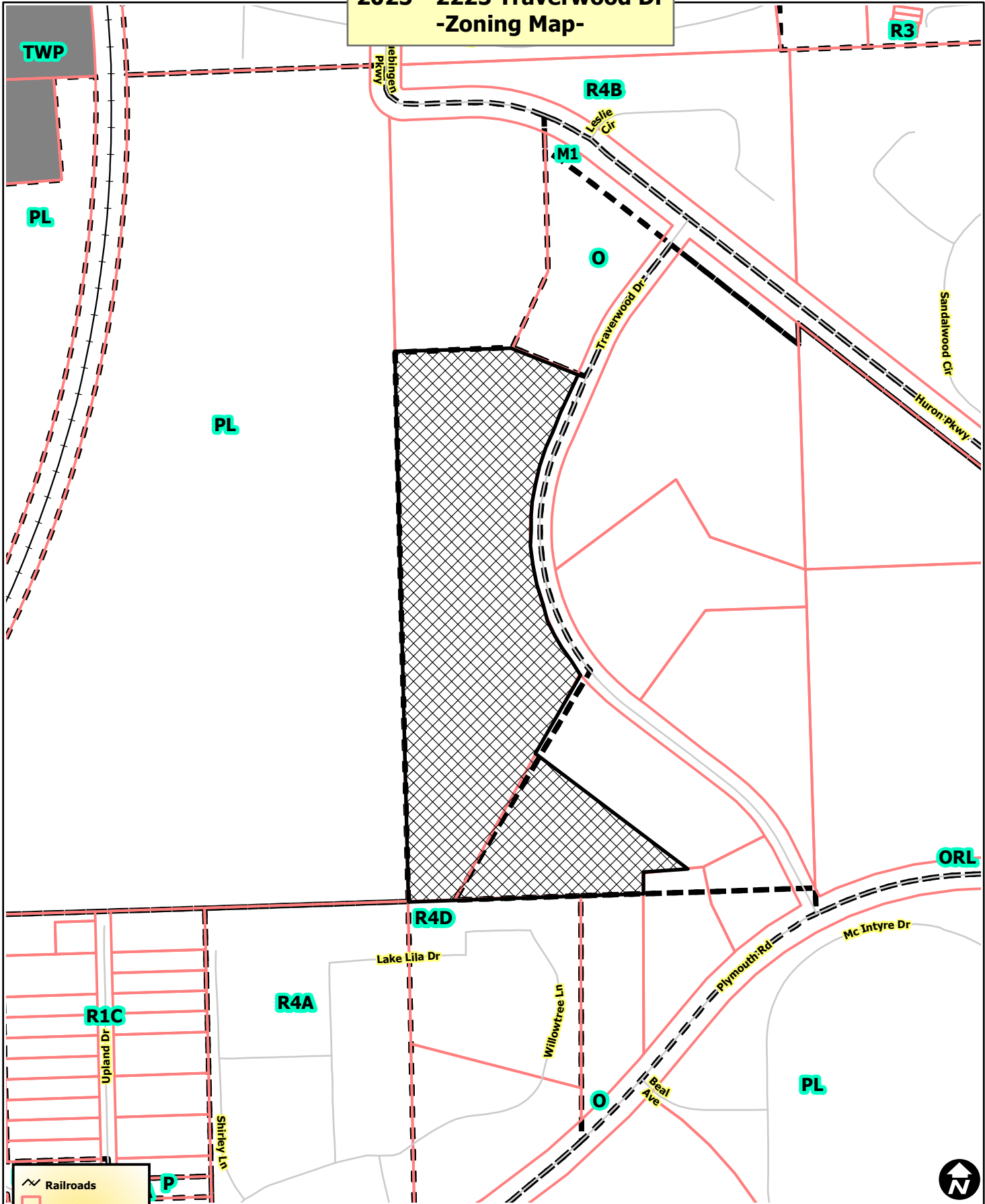
Option 9a | Site Planning
 Building Type [B]
 15,160 GSF

S 1/4 CORNER
 SECTION 15
 T2S, R6E

 N 1/4 CORNER
 SECTION 22
 T2S, R6E



2025 - 2225 Traverwood Dr -Zoning Map-



Legend

- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts



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 Map Created: 9/13/2013

2025 - 2225 Traverwood Dr -Aerial Map-



-  Railroads
-  Parcels



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2025 - 2225 Traverwood Dr -Aerial Map-

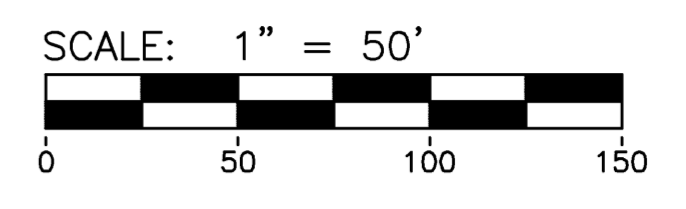
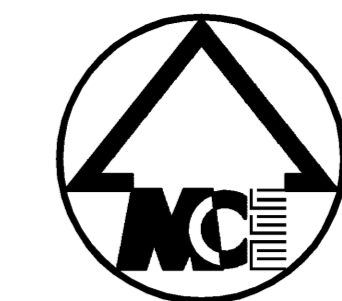
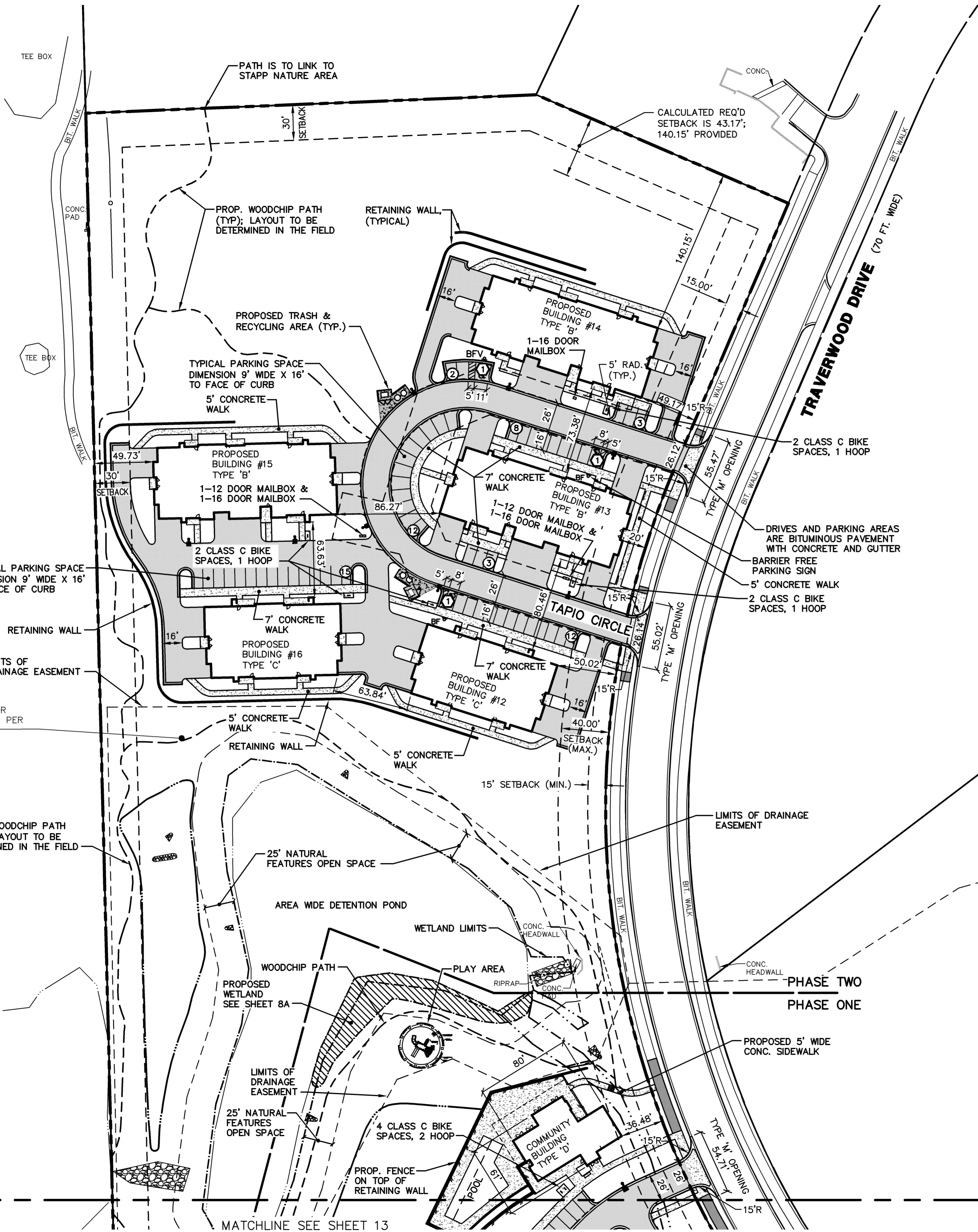


 Railroads
 Parcels



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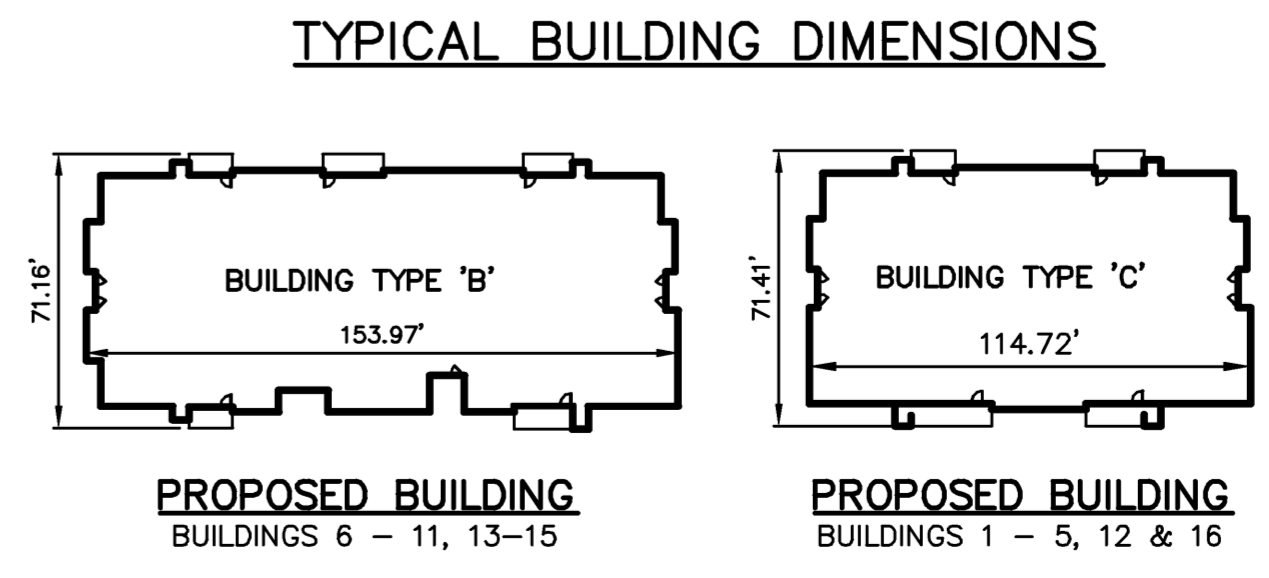
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- ### LEGEND
- EXIST. LIGHT POLE
 - FENCE
 - WETLAND LIMITS
 - NATURAL FEATURE OPEN SPACE AROUND WETLANDS
 - EDGE OF WATER
 - PROP. CONCRETE CURB AND GUTTER
 - PROP. WOODCHIP PATH
 - B.F. B.F.V. BARRIER FREE PARKING SIGN
 - VAN ACCESSIBLE BARRIER FREE PARKING SIGN
 - PROP. BITUMINOUS PAVEMENT
 - PROP. CONCRETE
 - PROP. HEAVY DUTY CONCRETE
 - PROP. BITUMINOUS SIDEWALK

- ### PARKING LEGEND
- NUMBER OF STANDARD PARKING SPACES IN ROW
 - NUMBER OF BARRIER FREE PARKING SPACES IN ROW

- ### Notes:
- There are two types of apartment buildings. Type 'B' is two stories in height, includes ground level garages, and 15 units per building. Type 'C' is two stories in height, includes ground level garages, and 12 units per building. Units will have 1 or 2 bedrooms, are designed primarily for adults, couples, and young professionals, but may be occupied by others as well. The Community Building is one story in height with a walkout lower level.
 - Vehicular parking is provided at the ratio of 1.555 spaces per unit.
 - Barrier free and van accessible spaces are provided as required.
 - Bicycle parking includes 152 Class A spaces and 36 Class C spaces, exceeding the 52 spaces required.
 - All curb radii are 3' unless otherwise noted.
 - Trash and recycling will be stored in dumpster enclosures and screened 300 gallon recycling containers. Pickup is to be public.
 - See details for site furnishings.
 - A City of Ann Arbor Local Wetland Use Permit is required. An application was submitted as part of this Site Plan application. An MDEQ joint use permit is also required.
 - The site amenities include a Community Building, swimming pool, a measured jogging/walking trail, and play area. Miscellaneous site furnishings such as picnic tables, benches, and other items will also be provided.
 - The City is to install a "Stop" sign at the three proposed curb cuts driveway on Traverwood Drive after the required Traffic Control Order has been authorized. The developer shall pay all associated costs.
 - See play area detail on sheet 20.



MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 Planners, Surveyors
 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.995.0200
 Fax: 734.995.0599

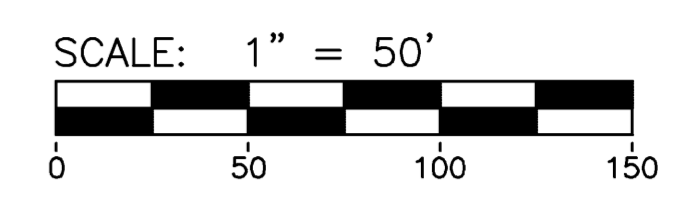
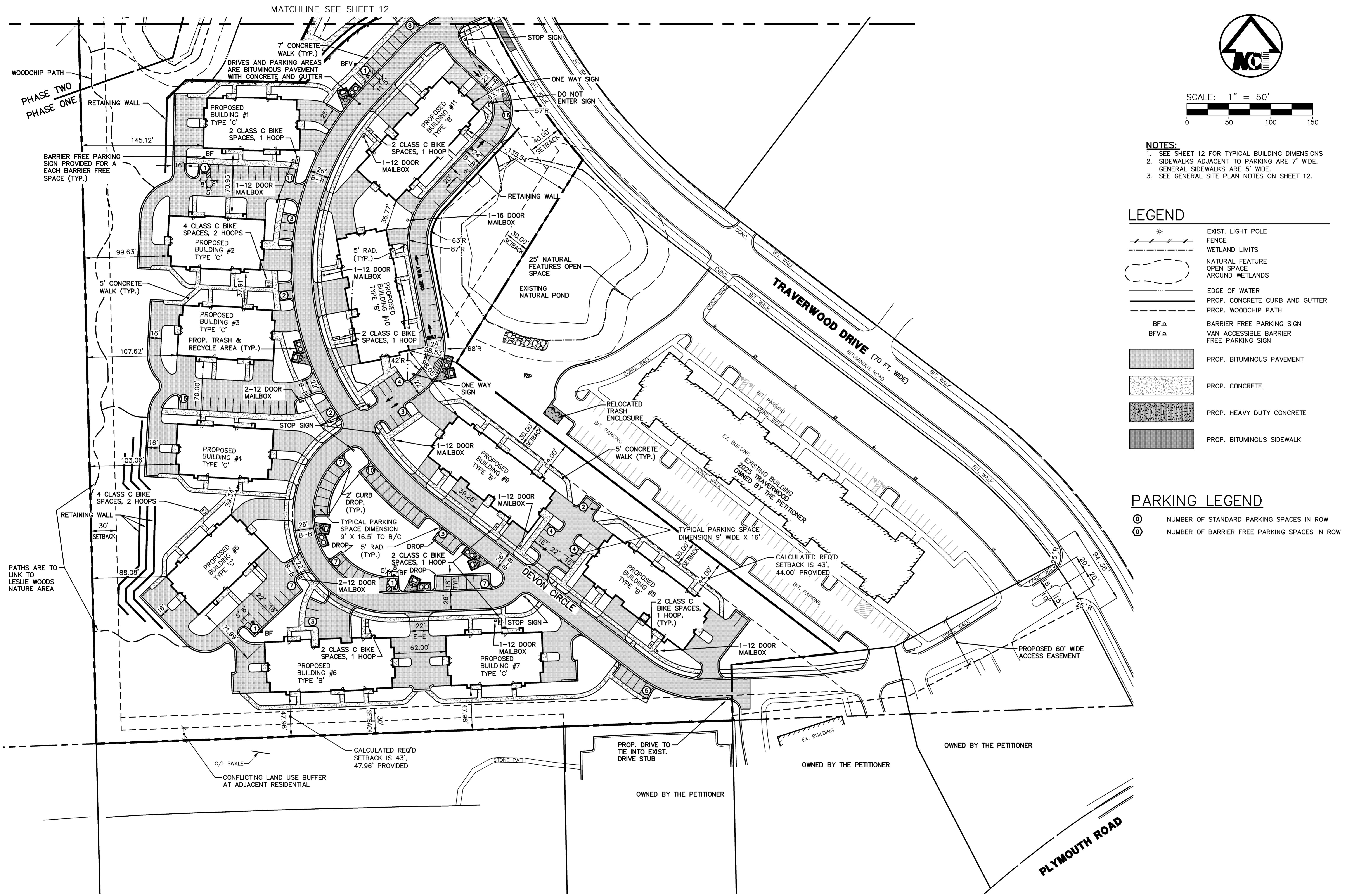
CLIENT
 FIRST MARTIN CORPORATION
 115 DEPOT ST.
 ANN ARBOR, MI 48104
 MIKE MARTIN
 (734) 994-5050

TRAVERWOOD APARTMENTS
 SITE PLAN
 DIMENSIONAL SITE PLAN - NORTH

12

| | |
|----------------|------------------|
| JOB No. | 12083 |
| DATE: 07/28/13 | SHEET 12 OF 47 |
| REV. 1 | 7/17/13 CAD: WAJ |
| REV. 2 | 7/22/13 ENG: JAF |
| REV. 3 | 8/28/13 PM: EFO |
| REV. 4 | TECH: WAJ |
| REV. 5 | 09/25/13 |
| REV. 6 | 09/25/13 |
| REV. 7 | 09/25/13 |
| REV. 8 | 09/25/13 |
| REV. 9 | 09/25/13 |
| REV. 10 | 09/25/13 |
| REV. 11 | 09/25/13 |
| REV. 12 | 09/25/13 |
| REV. 13 | 09/25/13 |
| REV. 14 | 09/25/13 |
| REV. 15 | 09/25/13 |
| REV. 16 | 09/25/13 |
| REV. 17 | 09/25/13 |
| REV. 18 | 09/25/13 |
| REV. 19 | 09/25/13 |
| REV. 20 | 09/25/13 |

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- NOTES:**
- SEE SHEET 12 FOR TYPICAL BUILDING DIMENSIONS
 - SIDEWALKS ADJACENT TO PARKING ARE 7' WIDE. GENERAL SIDEWALKS ARE 5' WIDE.
 - SEE GENERAL SITE PLAN NOTES ON SHEET 12.

LEGEND

- EXIST. LIGHT POLE
- FENCE
- WETLAND LIMITS
- NATURAL FEATURE OPEN SPACE AROUND WETLANDS
- EDGE OF WATER
- PROP. CONCRETE CURB AND GUTTER
- PROP. WOODCHIP PATH
- BF Δ
- BFV Δ
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE
- PROP. HEAVY DUTY CONCRETE
- PROP. BITUMINOUS SIDEWALK

PARKING LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW

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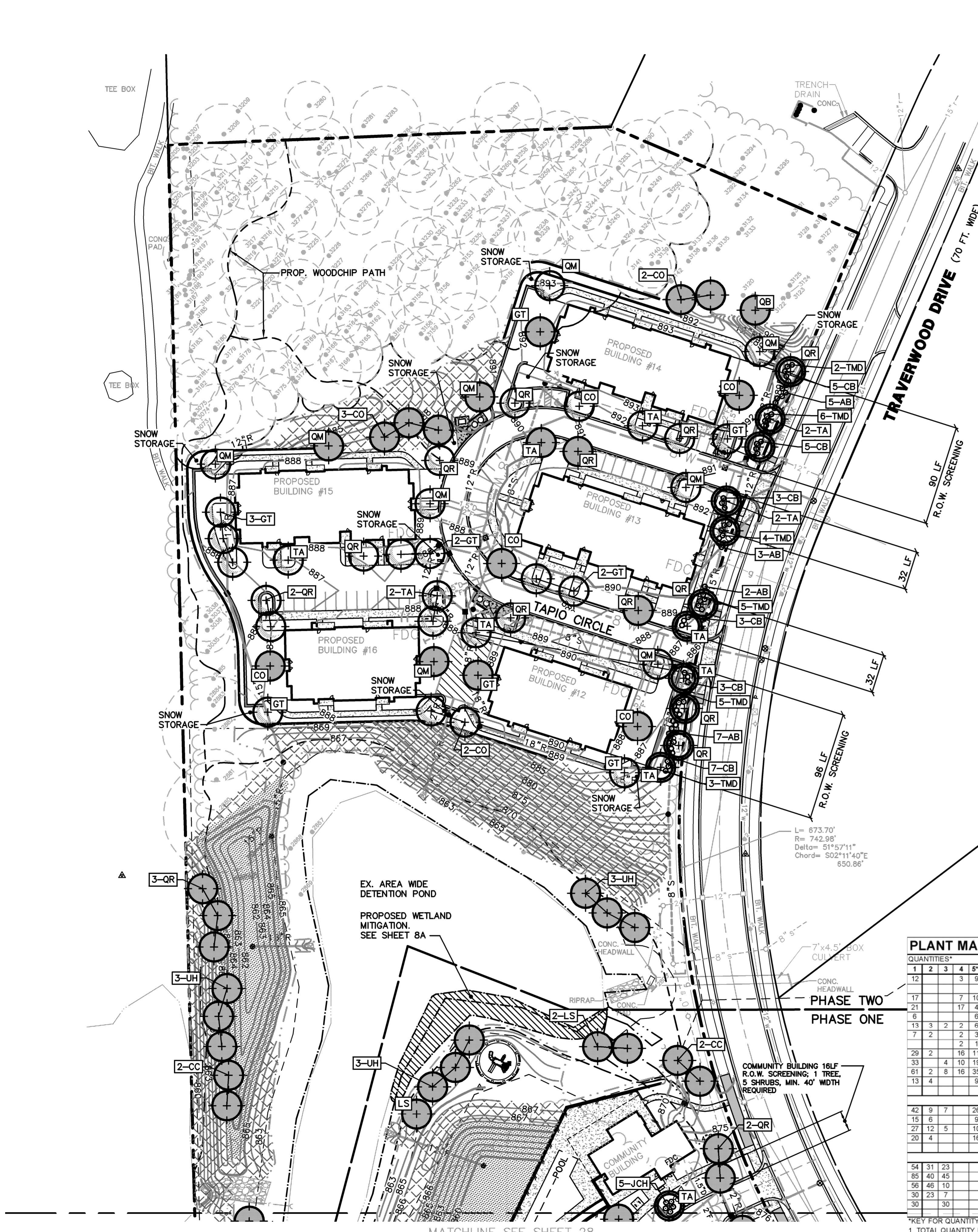
CLIENT
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 115 DEPOT ST.
 ANN ARBOR, MI 48104
 MIKE MARTIN
 (734) 994-5050

TRAVERWOOD APARTMENTS
 SITE PLAN
 DIMENSIONAL SITE PLAN - SOUTH

13

| | |
|---------------|------------------|
| JOB No. | 12083 |
| DATE: 6/29/13 | SHEET 13 OF 47 |
| REVISIONS: | |
| REV. 1 | 7/17/13 CAD: WAF |
| REV. 2 | 7/22/13 ENG: JAF |
| REV. 3 | 8/28/13 PM: EFO |
| REV. 4 | TECH: WAF |
| REV. 5 | 09/25/13 PM: EFO |
| REV. 6 | 10/23/13 PM: EFO |
| REV. 7 | 11/13/13 PM: EFO |

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Bio-Retention Island Seed Mix

| Botanical Name | Common Name | Rate Per Acre |
|---------------------------------|-------------------|---------------|
| <i>Andropogon scoparius</i> | Little blue-stem | 1 lb/acre |
| <i>Calamagrostis canadensis</i> | Blue joint grass | 1 oz/acre |
| <i>Carex hystericina</i> | Porcupine sedge | 2 oz/acre |
| <i>Carex stipata</i> | Awl-fruited sedge | 2 oz/acre |
| <i>Carex vulpinoidea</i> | Fox sedge | 2 oz/acre |
| <i>Eleocharis obtusa</i> | Blunt spike rush | 2 oz/acre |
| <i>Eleocharis palustris</i> | Spike rush | 6 oz/acre |
| <i>Elymus canadensis</i> | Canada wild rye | 5 lb/acre |
| <i>Elymus villosus</i> | Silky wild rye | 8 oz/acre |
| <i>Leersia oryzoides</i> | Rice cutgrass | 4 oz/acre |
| <i>Lolium multiflorum</i> | Annual ryegrass | 200 lb/acre |
| <i>Panicum virgatum</i> | Switch grass | 12 oz/acre |
| <i>Scirpus abietinus</i> | Dark green rush | 2 oz/acre |
| <i>Scirpus cyperinus</i> | Wood grass | 0.5 oz/acre |
| <i>Scirpus fluitans</i> | River bulrush | 2 oz/acre |
| <i>Sorghastrum nutans</i> | Indian grass | 4 oz/acre |

PLANT MATERIAL SCHEDULE

| QUANTITIES* | Sym | Botanical Name | Common Name | Size | Roots | Remarks | | | | |
|------------------------|-----|----------------------------------|---------------------|--|------------------------------|------------------------|------------|------------|--------------|--------------|
| 1 | 2 | 3 | 4 | 5 | 6 | | | | | |
| DECIDUOUS TREES | | | | | | | | | | |
| 12 | AS | <i>Acer saccharum</i> | Sugar Maple | 2 1/2" cal | bb | 5' branch ht | | | | |
| 17 | CC | <i>Carpinus caroliniana</i> | American Hornbeam | 2 1/2" cal | bb | 5' branch ht | | | | |
| 21 | CO | <i>Celtis occidentalis</i> | Hackberry | 2 1/2" cal | bb | 5' branch ht | | | | |
| 21 | GT | <i>Gleditsia t. i. 'Skyline'</i> | Skyline Honeylocust | 2 1/2" cal | bb | 5' branch ht | | | | |
| 6 | LS | <i>Liquidambar styraciflua</i> | Sweetgum | 2 1/2" cal | bb | 5' branch ht | | | | |
| 13 | 3 | 2 | 6 | LT | <i>Lindendron tulipifera</i> | Tulip Tree | 2 1/2" cal | bb | 5' branch ht | |
| 7 | 2 | 2 | 3 | QA | <i>Quercus alba</i> | White Oak | 2 1/2" cal | bb | 5' branch ht | |
| 2 | 1 | 1 | 1 | QB | <i>Quercus bicolor</i> | Swamp White Oak | 2 1/2" cal | bb | 5' branch ht | |
| 29 | 2 | 16 | 11 | QM | <i>Quercus macrocarpa</i> | Bur Oak | 2 1/2" cal | bb | 5' branch ht | |
| 33 | 4 | 10 | 19 | QR | <i>Quercus rubra</i> | Red Oak | 2 1/2" cal | bb | 5' branch ht | |
| 61 | 2 | 8 | 16 | 35 | TA | <i>Tilia americana</i> | Basswood | 2 1/2" cal | bb | 5' branch ht |
| 13 | 4 | 9 | 9 | UH | <i>Ulmus x. 'Homestead'</i> | Homestead Elm | 2 1/2" cal | bb | 5' branch ht | |
| EVERGREEN TREES | | | | | | | | | | |
| 42 | 9 | 7 | 26 | PG | <i>Picea glauca</i> | White Spruce | 7' ht | bb | Full | |
| 15 | 6 | 9 | 9 | PR | <i>Pinus resinosa</i> | Red Pine | 7' ht | bb | Full | |
| 27 | 12 | 5 | 10 | PS | <i>Pinus strobus</i> | Eastern White Pine | 7' ht | bb | Full | |
| 20 | 4 | 16 | 16 | TS | <i>Tsuga canadensis</i> | Canadian hemlock | 7' ht | bb | Full | |
| SHRUBS | | | | | | | | | | |
| 54 | 31 | 23 | AB | <i>Aronia a. 'Brilliantissima'</i> | Brilliant red chokeberry | 24" ht. | bb/cont | 4 o.c. | | |
| 85 | 40 | 45 | CB | <i>Cornus x. 'Baileyii'</i> | Bailey's red twig dogwood | 24" ht. | bb/cont | 4 o.c. | | |
| 56 | 46 | 10 | JCH | <i>Juniperus chinensis 'Sea Green'</i> | Sea Green Juniper | 24" ht. | bb/cont | 4 o.c. | | |
| 30 | 23 | 7 | RA | <i>Rhus aromatica</i> | Fragrant sumac | 24" ht. | bb/cont | 4 o.c. | | |
| 30 | 30 | 30 | TMD | <i>Taxus x. media 'Tautoni'</i> | Tautoni yew | 24" ht. | bb/cont | 4 o.c. | | |

LANDSCAPE REQUIREMENTS

- PARKING LOT LANDSCAPING:**
North Vehicular Use Area = 50,780 SF
Interior Landscape Area required 1:10 = 5,078 SF
Interior Landscape Area proposed = 2,000 SF

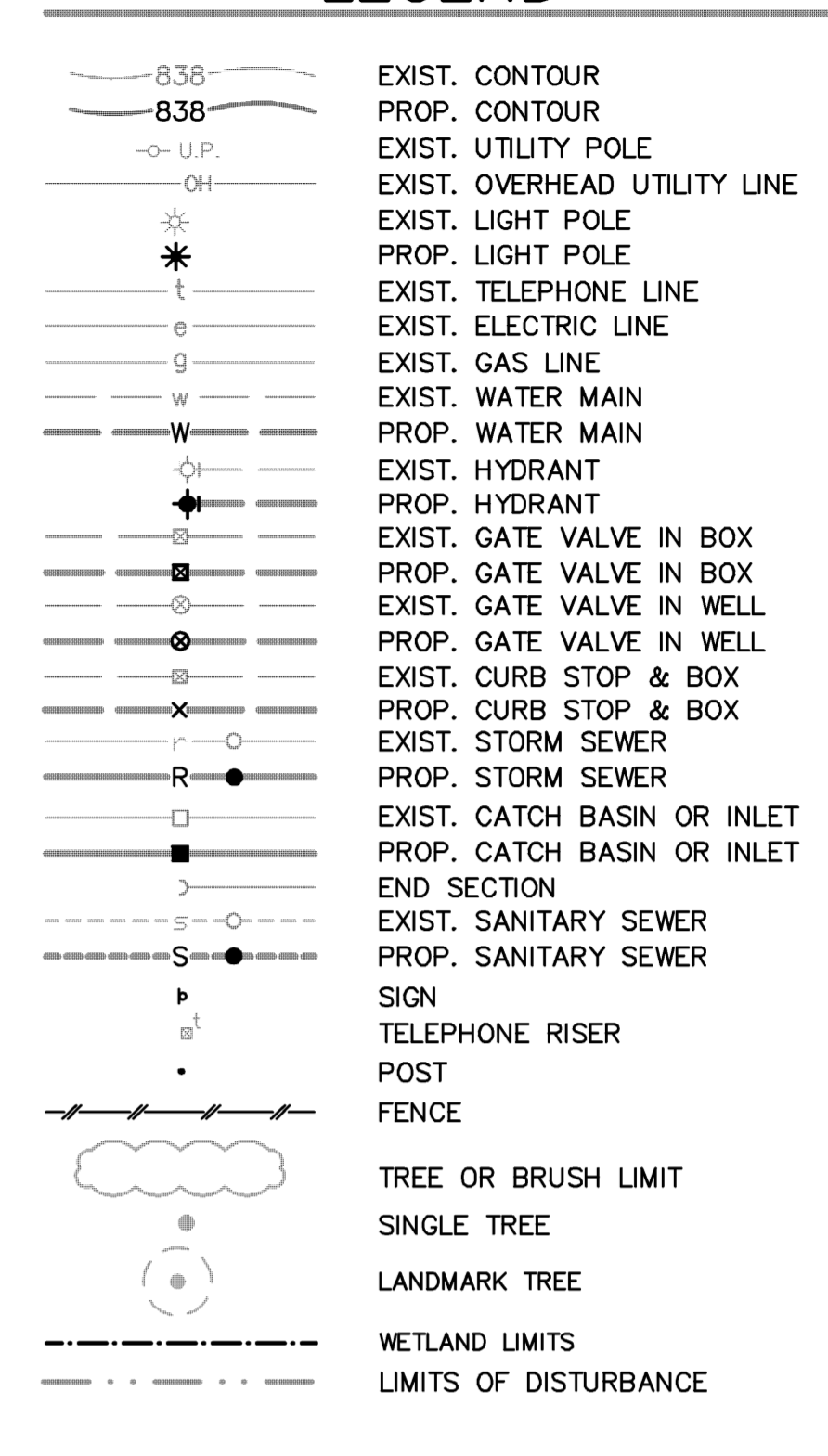
South Vehicular Use Area = 132,213 SF
Interior Landscape Area required 1:10 = 13,221 SF
Interior Landscape Area proposed = 22,701 SF

Total Vehicular Use Area (V.U.A.) = 182,993 SF

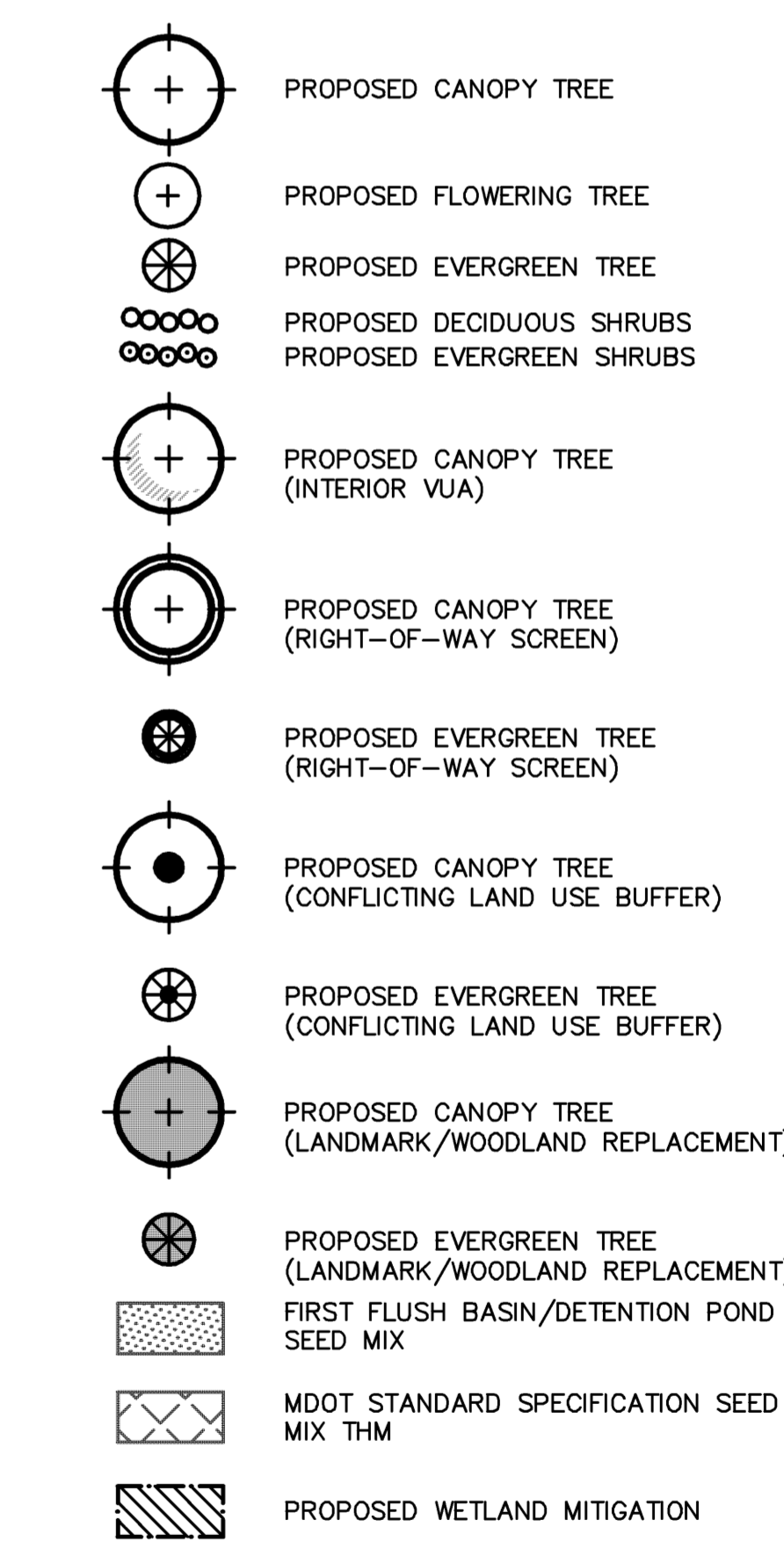
Total Interior Landscape Area Required = 18,299 SF
Total Interior Landscape Area Provided = 24,701 SF
50% bio-retention area required = 9,149 SF
Bio-retention area provided = 13,631 SF

Total Trees Required = 74
Total Trees Provided = 74
- RIGHT-OF-WAY SCREENING AT TRAVERWOOD DRIVE**
Buffer Strip 10' avg. required / 5 min.
Trees 1.30 LF, 2" cal 6" above root ball, evg. trees 7' ht. min., hedge 24" height req / proposed
- Building 10 to Building 11 Area**
175 lf, 6 trees required/ 14 provided, 41 shrubs, 20' min width
- Community Building Area**
16 lf, 1 tree required/provided, 5 shrubs, 90' min width
- Building 12 to Building 13 Area**
138 lf, 5 trees required/ 6 provided, 35 shrubs, 12' min width
- Building 13 to Building 14 Area**
122 lf, 5 trees required/provided, 32 shrubs, 10' min width

LEGEND



LANDSCAPE LEGEND



LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed as detailed. Street trees shall be installed in accordance with standards established by the City Parks and Recreation Department and as shown on the Street Tree Planting Detail.
- All deceased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
- Restore all disturbed and proposed landscape areas with a minimum of three (3) inches of topsoil and then sod or seed/fertilize/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
- Seed mixes and fertilizer:
A. Lawns:
Lawn seed mix shall be as follows:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennington Perennial Ryegrass
20% Scalds Hair Fescue
Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq. ft.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
Fertilizer for the initial installation of lawns shall provide not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
B. No Mowing/Natural Areas:
Natural area seed mix shall be as follows:
MDOT Standard Specifications for THM (turf loamy to heavy)
Seed shall be applied at the rate of two hundred and twenty pounds (220 lbs) per acre.
Fertilizer shall be MDOT Class B applied at the rate of one hundred and twenty pounds (120 lbs) per acre.
Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
C. First Flush Basins Bottom and Side Slopes/Retention Pond Side Slopes: See Seed Mixes on this sheet.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover areas are to receive two (2) inches of Canadian peat mulch. All mulch beds to have landscape fabric between mulch and planting soil.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- Shade trees are to be a minimum of 15 feet on center. Evergreen trees are to be a 12 feet on center. Shade trees in the conflicting land use buffer are to be 15 feet on center.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify stability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
a. Ratio of Loose Compost to Topsoil by Volume: 1:4
PART 1 - Weight of Lime per 1000 sq. ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
PART 2 - Weight of sulfur or aluminum sulfate per 1,000 sq. ft.: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
PART 3 - Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
PART 4 - Weight of Slow-release Fertilizer per 1,000 sq. ft.: amend with fertilizer only on recommendation of soil test to adjust soil fertility.
- Snow shall not be pushed onto interior islands unless they are designated on the plan for snow storage. Bio-retention islands are also snow storage islands.
- Shrubs and trees are to be a minimum of 5 feet from hydrants.

First Flush Basin Bottom and Side Slopes/Retention Pond Side Slopes Seed Mix

| Botanical Name | Common Name | Application |
|--------------------------------|------------------|-------------|
| <i>Andropogon gerardi</i> | Big Blue Stem | 8 oz/acre |
| <i>Carex vulpinoidea</i> | Fox Sedge | 4 oz/acre |
| <i>Elymus canadensis</i> | Canada Wild Rice | 8 oz/acre |
| <i>Koeleria macrantha</i> | June Grass | 1 lb/acre |
| <i>Panicum virgatum</i> | Switch Grass | 7 lb/acre |
| <i>Schizachyrium scoparium</i> | Little Blue Stem | 1.5 lb/acre |
| <i>Lolium multiflorum</i> | Annual Ryegrass | 200 lb/acre |

A: bi-annual, mowable, semi-natural, cool-season seed mix suited for basin bottom and side slopes.
Mulch with straw mulch at the rate of two (2) bales per 1,000 sq. ft.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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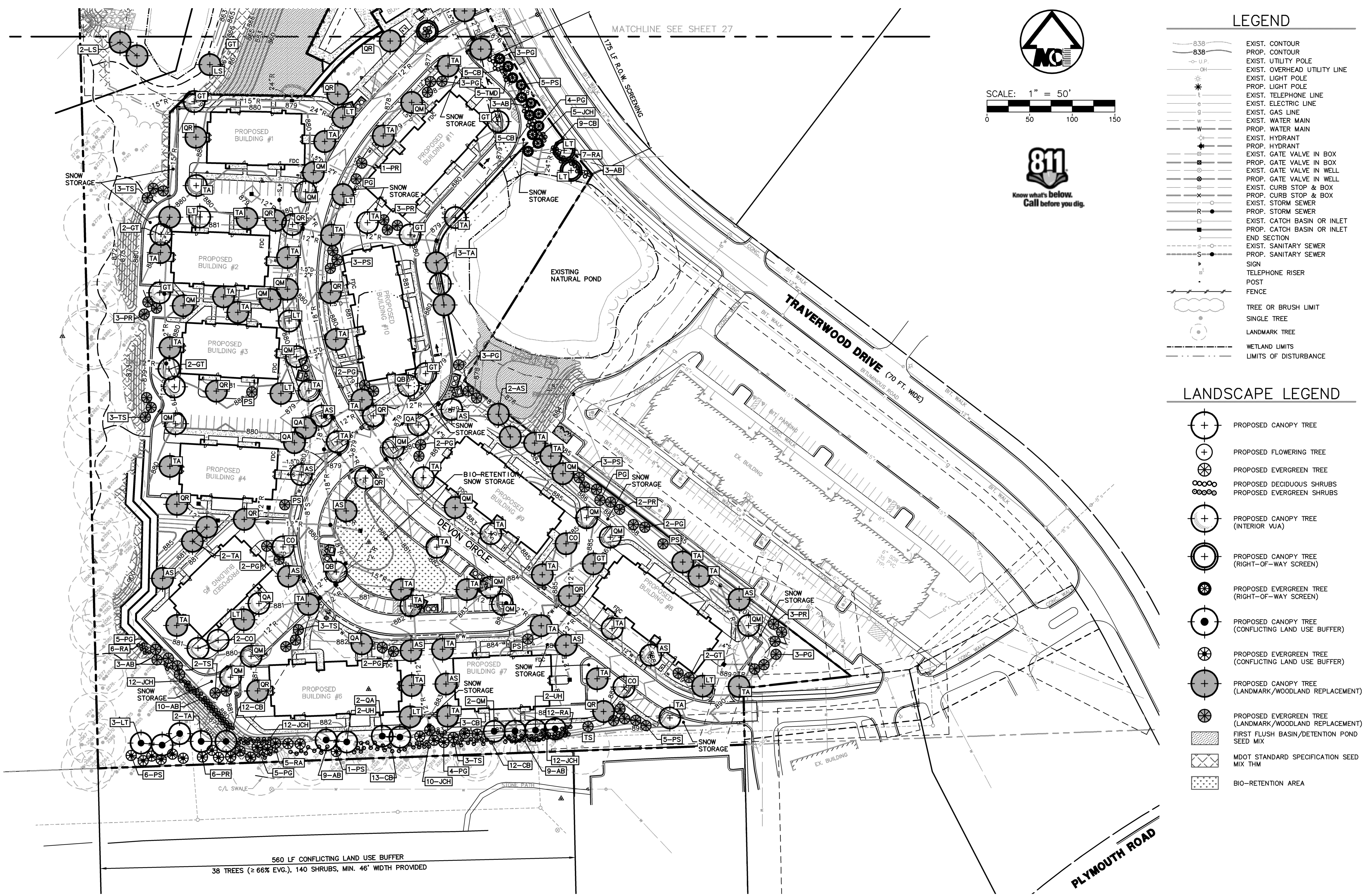
PROJECT
TRAVERWOOD APARTMENTS
SITE PLAN
LANDSCAPE PLAN - NORTH

DATE: 6/28/13
SHEET 27 OF 47
CADD: MW
7/17/13
7/22/13
8/28/13
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REV. PER CITY
REV. PER CITY
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JOB NO. **12083**

27

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- ### LEGEND
- 838 EXIST. CONTOUR
 - 838 PROP. CONTOUR
 - O-U.P. EXIST. UTILITY POLE
 - OH EXIST. OVERHEAD UTILITY LINE
 - * EXIST. LIGHT POLE
 - * PROP. LIGHT POLE
 - t EXIST. TELEPHONE LINE
 - e EXIST. ELECTRIC LINE
 - g EXIST. GAS LINE
 - w EXIST. WATER MAIN
 - W PROP. WATER MAIN
 - EXIST. HYDRANT
 - PROP. HYDRANT
 - EXIST. GATE VALVE IN BOX
 - PROP. GATE VALVE IN BOX
 - EXIST. GATE VALVE IN WELL
 - PROP. GATE VALVE IN WELL
 - EXIST. CURB STOP & BOX
 - PROP. CURB STOP & BOX
 - R EXIST. STORM SEWER
 - R PROP. STORM SEWER
 - EXIST. CATCH BASIN OR INLET
 - PROP. CATCH BASIN OR INLET
 - END SECTION
 - EXIST. SANITARY SEWER
 - PROP. SANITARY SEWER
 - SIGN
 - TELEPHONE RISER
 - POST
 - FENCE
 - TREE OR BRUSH LIMIT
 - SINGLE TREE
 - LANDMARK TREE
 - WETLAND LIMITS
 - LIMITS OF DISTURBANCE

- ### LANDSCAPE LEGEND
- ⊕ PROPOSED CANOPY TREE
 - ⊕ PROPOSED FLOWERING TREE
 - ⊗ PROPOSED EVERGREEN TREE
 - ⊙⊙⊙ PROPOSED DECIDUOUS SHRUBS
 - ⊙⊙⊙ PROPOSED EVERGREEN SHRUBS
 - ⊕ PROPOSED CANOPY TREE (INTERIOR VUA)
 - ⊕ PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
 - ⊗ PROPOSED EVERGREEN TREE (RIGHT-OF-WAY SCREEN)
 - ⊙ PROPOSED CANOPY TREE (CONFLICTING LAND USE BUFFER)
 - ⊗ PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
 - ⊕ PROPOSED CANOPY TREE (LANDMARK/WOODLAND REPLACEMENT)
 - ⊗ PROPOSED EVERGREEN TREE (LANDMARK/WOODLAND REPLACEMENT)
 - ▨ FIRST FLUSH BASIN/DETENTION POND SEED MIX
 - ▨ MDOT STANDARD SPECIFICATION SEED MIX THM
 - ▨ BIO-RETENTION AREA

560 LF CONFLICTING LAND USE BUFFER
 38 TREES (≥ 66% EVG.), 140 SHRUBS, MIN. 46' WIDTH PROVIDED

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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TRAVERWOOD APARTMENTS
 SITE PLAN
 LANDSCAPE PLAN - SOUTH

JOB No. **12083**

DATE: 9/28/13
 SHEET 28 OF 47

REVISIONS:
 1/17/13 CADD: WJF
 7/22/13 ENG: JAF
 8/28/13 PM: EFO
 TECH: J. LORENZINI
 CADD: J. LORENZINI

12083

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TYPE 'B' South Elevation

SCALE - 1/8" = 1'-0"
X0004E1B - 20180823



TYPE 'B' North Elevation

SCALE - 1/8" = 1'-0"
X0004E1B - 20180823



TYPE 'B' East Elevation

SCALE - 1/8" = 1'-0"
X0004E1B - 20180823



TYPE 'B' West Elevation

SCALE - 1/8" = 1'-0"
X0004E1B - 20180823



TYPE 'C' South Elevation
 SCALE - 1/8" = 1'-0"
 XXX04E01B - 20100623



TYPE 'C' North Elevation
 SCALE - 1/8" = 1'-0"
 XXX04E01B - 20100623



TYPE 'C' East Elevation
 SCALE - 1/8" = 1'-0"
 XXX04E01B - 20100623



TYPE 'C' West Elevation
 SCALE - 1/8" = 1'-0"
 XXX04E01B - 20100623



TYPE 'D' South Elevation

SCALE - 1/8" = 1'-0"
 X1004E01B - 20100523



TYPE 'D' North Elevation

SCALE - 1/8" = 1'-0"
 X1004E01B - 20100523



TYPE 'D' East Elevation

SCALE - 1/8" = 1'-0"
 X1004E01B - 20100523



TYPE 'D' West Elevation

SCALE - 1/8" = 1'-0"
 X1004E01B - 20100523