PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the State Street Village Rezoning from M1 (Light Industrial District) to O (Office District) and Site Plan and Development Agreement, subject to combining the lots prior to issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that the zoning be approved because the proposed uses permitted under the O zoning district would be compatible with the City’s adopted plans and policies and with the surrounding properties.

Staff recommends that the site plan be approved because it would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located at the east side of South State Street, north of Eisenhower Parkway and south of Stimpson Street (South Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner proposes rezoning the vacant rear 4.5 acre parcel of this site from M1 (Limited Industrial District) to O (Office District) and combining this parcel with the existing 0.8 acre Office-zoned parcel fronting S. State Street that is currently used as a surface parking lot. The proposed Office zoning will allow the petitioner to develop this site for multiple-family housing, which is a permitted use in this zoning district.

The petitioner proposes construction of a 2,027 sq ft leasing office building with 2 apartments constructed above totaling 3,975 sq ft. on the western parcel fronting S. State St. and constructing two 4-story apartment buildings totaling 112,262 sq ft. consisting of 38 units each
on the rear parcel, for an overall total of 78 dwelling units. This project is to be constructed in one phase. Total construction cost for this project is approximately $10,000,000.

The existing curb cut off S. State St. will continue to be used to access the front parcel and extend to the east to access the two multiple-family buildings. This access drive dead ends at the southeast corner of the site and is gated for Fire Department emergency access. Sidewalks and crosswalks lead from both of the apartment buildings to the public sidewalk fronting S. State St.

A total of 114 parking spaces (29 small car) are proposed for the rear of the site and 13 spaces for the rental office and 2 apartments. An additional 22 spaces in this surface parking lot will be shared by the existing office building to the south.

The petitioner proposes a total of 44 covered bicycle spaces and 8 enclosed bicycle spaces near the building entrances of the apartment buildings and 2 hoop style spaces near the entrance of rental office building. The petitioner exceeded the required bicycle parking spaces (8 Class A and 9 Class C) and added two 8 feet x10 feet grilling patios with picnic tables and grills in lieu of the requested $48,360 Parks contribution (based on 78 added dwelling units).

Interior parking lot landscaping, right-of-way landscaping, and bioswales have been added to the eastern and western ends of the site. One 20-inch landmark tree is located at the southeast corner of the site and will not be impacted from this development. No other natural features exist on site. The three recycling and trash enclosures are screened with walls and landscaping. The photometric plan shows parking lot lighting is contained on site.

100-year storm water detention is required, as this site contains more than 15,000-square feet of impervious surface, and review and approval is necessary by the Washtenaw County Water Resources Commissioner as this site proposes more than 4 residential units. Approval was granted by the WCWRC on June 4, 2014. The storm water facility is located at the southeastern corner of the site and is surrounded by fence due to the 5:1 slopes of the detention pond.

A development agreement has been drafted to address the off-site sanitary mitigation and off-site utility easements.

A post card was sent to neighbors within 1,000 feet of this site notifying them of this project. A call was received from a resident concerned about the on site amenities proposed. This concern was forwarded onto the petitioner. The petitioner held the required public meeting due to the rezoning request on December 3, 2013 to address public concerns. Comments and responses at this meeting are attached.
SURROUNDING LAND USES AND ZONING

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH Office/Commercial</td>
<td>TWP (Township District)</td>
</tr>
<tr>
<td>EAST Railroad Right-of-Way/Industrial</td>
<td>M1 (Limited Industrial District)</td>
</tr>
<tr>
<td>SOUTH Industrial/Bus garage</td>
<td>M1</td>
</tr>
<tr>
<td>WEST Recreational Facility/Vacant/Office</td>
<td>O (Office District)</td>
</tr>
</tbody>
</table>

**COMPARISON CHART – PARCEL I**

<table>
<thead>
<tr>
<th></th>
<th>EXISTING – PARCEL I</th>
<th>EXISTING – PARCEL II</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>M1 (Light Industrial)</td>
<td>O (Office)</td>
<td>O</td>
<td>O</td>
</tr>
<tr>
<td><strong>Gross Lot Area</strong></td>
<td>194,713 sq ft</td>
<td>34,848 sq ft</td>
<td>229,219 sq ft (5.27 acres)</td>
<td>6,000 sq ft MIN</td>
</tr>
<tr>
<td><strong>Lot Width</strong></td>
<td>112 ft</td>
<td>420 ft</td>
<td>112 ft</td>
<td>50 ft MIN</td>
</tr>
<tr>
<td><strong>Maximum Usable Floor Area in Percentage of Lot Area</strong></td>
<td>NA</td>
<td>NA</td>
<td>116,237 sq ft 50.1%</td>
<td>171,914 sq ft MAX 75%</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>Front NA</td>
<td>NA</td>
<td>15.5 ft</td>
<td>15 ft MIN</td>
</tr>
<tr>
<td></td>
<td>Side(s) NA</td>
<td>NA</td>
<td>14 ft – north</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Rear NA</td>
<td>NA</td>
<td>75 ft</td>
<td>None</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>NA</td>
<td>NA</td>
<td>55 ft</td>
<td>55 ft MAX</td>
</tr>
<tr>
<td><strong>Parking - Automobiles</strong></td>
<td>Vacant</td>
<td>37 spaces</td>
<td>127 spaces</td>
<td>86 spaces MIN</td>
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<tr>
<td><strong>Parking – Bicycles</strong></td>
<td>NA</td>
<td>NA</td>
<td>8 spaces – Class A</td>
<td>9 space MIN – Class A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>44 spaces – Class B</td>
<td>9 space MIN – Class A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 spaces - Class C</td>
<td>2 spaces - Class C</td>
</tr>
</tbody>
</table>

**HISTORY**

The two parcels were formerly part of a larger site that contained an office building (2245 S. State St.) constructed in 1949-50. The building was expanded in 1954, the late 1960s and 1973, all in Pittsfield Township’s jurisdiction. The property was annexed to the City in 1993 and zoned O and M1 to correspond to the current uses. The area plan requirement was waived at that time because no new construction was proposed. In 1997, a site plan was approved for the addition of a wireless communication tower at the rear of the site. This plan was never implemented, as the petitioner subsequently constructed the tower on the Ann Arbor Public School site to the south. In 1999, a site plan was approved for approximately 50,000 square feet of office space on the east side of the site and was also never implemented. In 2007, a land division was approved to separate the M1 zoned land at the rear of the site from the O zoned land at the front of the site with site plan approval of the M1 site for a self storage facility. This plan expired and was never constructed.
A land division and rezoning from O (Office) to C3 (Fringe Commercial) for the front portion of this site was proposed in 2007 for a 3,400 sq ft retail center with a drive-thru. This petition request was denied.

**PLANNING BACKGROUND**

The South State Street Corridor Plan recommends office and residential uses for this site. The Plan states this area consists of 6 lots on the east side of South State Street across the street from the main entrance of the University of Michigan’s South Athletic Campus. Current uses include a mixture of office uses and low-intensity businesses on land that is generally underutilized. The current zoning is M1 (Limited Industrial) and O (Office). Office, residential and a mixture of office and residential uses are recommended for parcels in this area. New buildings should be fronted along South State Street to encourage non-motorized and transit access. As parcels in this area are redeveloped, the O zoning is most appropriate zoning to support the future residential/office mix.

Phase II of the Connector Feasibility Study is currently evaluating if the South State Street Corridor should be part of the high capacity transportation service connecting the south part of the city with Downtown, Central Campus and Plymouth Road activity centers. Higher density, mixed-use land uses have been shown to better support transit compared to low density, single-land uses.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street.

**DEPARTMENT COMMENTS**

**Parks** - Adding recreational amenities to the site such as a playground, park furniture, etc, is suggested as there are no easily accessible parks near this location for families. The formula for a park contribution to offset the population being brought to this part of town for 78 units would be $48,360.00. This amount can be reduced with additional on site amenities. The petitioner has added 2 patios and additional bike facilities to this proposal. A detail of the proposed covered bicycle parking is required as part of the Parks review. The petitioner is exploring the various types of covered parking and will submit this detail once a parking style has been chosen.

**Malletts Creek Coordinating Committee** - The Committee requested a soil boring at the proposed detention basin area to test if the soils are favorable for infiltration and to explore converting many of the interior landscape islands into bioretention areas. The petitioner provided a soil boring at the location of the proposed detention basin and determined the ground water level being above the bottom of the basin (but below the outlet elevation), therefore, infiltration facilities are not proposed. The petitioner added bio-retention in one additional location behind the existing surface parking lot. Due to the steep manmade slopes and/or narrow widths of green space in other areas on the site, this was the ideal location to add an additional bio-retention area.
Systems Planning – Site plan approval shall be conditioned upon the granting of the required ingress/egress easements noted on the plans, as well as an additional five feet of easement for the existing sanitary sewer along the east property line.

A private storm water easement between this parcel and the parcel at 2245 S. State Street will need to be recorded prior to issuance of any permits.

The drive approach on South State Street does not meet the requirements of City Code Chapter 47, Section 4:20. Since the City reconstructed this portion of South State Street, the drive approach will be allowed to remain as an existing, non-conforming approach until such time as reconstruction or repair is necessary. At that time, the approach must be brought into compliance with current codes and specifications, as noted on the plans.

The sanitary sewer mitigation calculations have been reviewed and are approved. The footing drains of 18 homes, or flow equivalent to 71.91 GPM, will need to be disconnected from the sanitary sewer system, in order to mitigate flow from this proposed development.

Traffic - The results of the existing conditions analysis for the intersection of State Street and the office / site driveway indicate that all approaches and movements currently operate acceptably at a LOS C or better during both morning and afternoon peak hours.

Network operations, vehicle queues, and turning movements were observed and evaluated. The simulation results indicate that the existing office / site driveway operates acceptably and significant vehicle queues were not observed.

The results of the analysis of future traffic conditions with the development indicate that the study intersection will continue to operate in a manner similar to background conditions. Approach LOS will be similar to background conditions and approach intersection delay will increase by less than 3 seconds per vehicle during both peak hours, which will not be discernable.

Planning – Staff supports the requested rezoning proposal from M1 to O as it meets the recently approved South State Corridor Plan recommendation for office and residential uses for this site and is consistent with surrounding zoning.

To meet the pedestrian and non-motorized circulation recommendations of the Corridor Plan, the petitioner has agreed to extend a sidewalk leading from the front of each of the proposed buildings to S. State Street in close proximity to AATA bus stops. The petitioner has also exceeded required bicycle parking and added two patios for the future residents as on-site amenities.

Staff requested the petitioner use different exterior siding materials and double hung windows than were proposed on the submitted elevations to convey a more residential feel. The petitioner considered this request and has not made changes to the proposed elevations. Staff alerted the petitioner the Planning Commission may have questions regarding the elevations and to be prepared to respond to elevation concerns.

The required parking for this site is one space per dwelling located in any nonresidential zoning district. The petitioner used a 1.5 spaces per dwelling unit parking calculation as required in
multiple-family zoning districts due to the mixture of dwelling unit sizes and density. Staff supports this increase of parking on site to accommodate the proposed 78 units. There is a variety of unit sizes proposed and the 1.5 spaces per dwelling unit is consistent with multiple-family uses.

Staff inquired if this proposal includes affordable housing. The petitioner is assessing the financial feasibility between two financing mechanisms. In deciding which alternative is most suitable for the proposed development, the factors include timing of tax credit allocation and the competitiveness of the proposed development within the construct of the Low-Income Housing Tax Credit scoring system. The petitioner further states this development will be pursued regardless of the allocation of the tax credits versus conventional financing.
Citizen Participation Report

www.mckinley.com

LIVE.WORK.SHOP.PLAY.

Proposed State Street Development
Citizen Notification Meeting General Information

Date of Meeting: Tuesday, December 3, 2013, 6:00pm

Location of Meeting: Ann Arbor District Library, Mallet's Creek Branch
3090 East Eisenhower Parkway, Ann Arbor, MI 48108

Written Material Provided: (refer to attached notification postcard information)

Number of Citizens Notified By Mail: 393

Number of Citizens in Attendance: 11

Sign-in Sheet: (see attached)

Summary of Comments, Concerns, etc.: (refer to attached Meeting Report)
This Report is a Record of the Community Participation Meeting for the proposed State Street Development:

Date: 12/3/2013  Time: 6:00pm – 7:45pm

Location: Ann Arbor District Library, Mallets Creek Branch

Presentation – McKinley Representatives:

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
<th>Phone:</th>
<th>Email:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eric Tuomey</td>
<td>McKinley, Inc.</td>
<td>734-769-8520</td>
<td><a href="mailto:eric.tuomey@mckinley.com">eric.tuomey@mckinley.com</a></td>
</tr>
<tr>
<td>Jeffrey Holman</td>
<td>McKinley, Inc.</td>
<td>734-769-8520</td>
<td><a href="mailto:Jholman@mckinley.com">Jholman@mckinley.com</a></td>
</tr>
<tr>
<td>Robert Wagner</td>
<td>PEA (Engineering)</td>
<td>517-546-8583</td>
<td><a href="mailto:rwagner@peainc.com">rwagner@peainc.com</a></td>
</tr>
</tbody>
</table>

Citizen Participants/Attendees:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paula Saunders</td>
<td>1394 Judd Rd., Saline, MI 48176</td>
<td><a href="mailto:msaunde1@comcast.net">msaunde1@comcast.net</a></td>
</tr>
<tr>
<td>Ramesh Ganatra</td>
<td>2891 Ticknor Ct., Ann Arbor, MI 48104</td>
<td><a href="mailto:rganatra@mateco.com">rganatra@mateco.com</a></td>
</tr>
<tr>
<td>Lizzy Alfs</td>
<td>301 E. Liberty, Ann Arbor, MI 48104</td>
<td><a href="mailto:lizzyalfs@mlive.com">lizzyalfs@mlive.com</a></td>
</tr>
<tr>
<td>Al Vegter</td>
<td>2080 S. State St., Ann Arbor, MI 48104</td>
<td><a href="mailto:avegter@danielsandzermach.com">avegter@danielsandzermach.com</a></td>
</tr>
<tr>
<td>Doug Aikenagad</td>
<td>2151 S. State St., Ann Arbor, MI 48104</td>
<td><a href="mailto:gulfupfuels@gmail.com">gulfupfuels@gmail.com</a></td>
</tr>
<tr>
<td>David Diephais</td>
<td>2096 S. State St., Ann Arbor, MI 48104</td>
<td></td>
</tr>
<tr>
<td>Jack Eaton</td>
<td>1606 Decker Dr., Ann Arbor, MI 48103</td>
<td><a href="mailto:jeaton@a2gov.org">jeaton@a2gov.org</a></td>
</tr>
<tr>
<td>Calisa Reid</td>
<td>12805 Whittaker Rd., Whittaker, MI 48190</td>
<td><a href="mailto:mislisajobnow@yahoo.com">mislisajobnow@yahoo.com</a></td>
</tr>
<tr>
<td>Dorothea Hollis</td>
<td>8551 Glendale, Ypsilanti, MI 48197</td>
<td><a href="mailto:williemayt@yahoo.com">williemayt@yahoo.com</a></td>
</tr>
<tr>
<td>Kathy Homan</td>
<td>9234 Yorkshire Dr., Saline, MI 48176</td>
<td><a href="mailto:khoman@washtenawaca.org">khoman@washtenawaca.org</a></td>
</tr>
<tr>
<td>Carole McCabe</td>
<td>3635 E. Delhi Rd. Ann Arbor, MI 48103</td>
<td></td>
</tr>
</tbody>
</table>

MEETING MINUTES

Project Presentation:

Eric Tuomey, McKinley Project Manager, opened the meeting and welcomed the group. Eric provided an over-arching description and history of McKinley, goals of the proposed development, and an overview of the proposed development. Below is a summary of Eric’s address:

McKinley Background:

1. McKinley is a highly respected and concerned corporate citizen, spearheading numerous capital campaign projects, which include:
   - The NEW Centre
   - The Neutral Zone
   - The Michigan Theater
   - The American Red Cross Washtenaw County facility.
   - Most recently, McKinley made a $500,000 gift to Ann Arbor SPARK
   - The University of Michigan

2. A locally owned business started in Ann Arbor in 1968. Today, McKinley is the largest local owner-operator of apartments, office and retail properties in Ann Arbor/Washtenaw County.

3. Not only is McKinley locally recognized, but is also national in scale, with apartments, office and retail properties both owned and operated in 34 states, totaling 36,000 apartment units, 21 million square feet of office and retail space, and employing 1,600 team members.
4. McKinley received national recognition from the United States Department of Housing and Urban Development for its working in affordable housing.

**Development Goals:**

1. Social Purpose/Benefit
2. Private Capital
3. Achieves community-wide objectives

**Overview of the Project:**

1. 68 Units
2. Three buildings
3. LIHTC Development:
4. Current zoning and proposed re-zoning.
5. 2-units are fully ADA accessible
6. Material Selection
7. Setback dimensions

Formal presentation was concluded, and Eric invited questions from the audience:

**Citizen Discussion:**

1. **Doug Aikenagad**: Subject property is below street level – it could be difficult for police and fire officials to monitor the site.

   *Eric Tuomey from McKinley responded*: McKinley will be meeting with the Fire Marshal to assess, determine, and comply with all code and city planning issues.

2. **Calisa Reid**: Where will the ADA compliant apartment units be located?

   *Eric Tuomey from McKinley responded*: The ADA units will be located on the ground floor of the leasing office.

3. **Al Vegter**: A sidewalk connection from the lowest point to the highest point on the site would be good.

   *Eric Tuomey from McKinley responded*: Sidewalk connections throughout the development are still being determined and will meet all city code requirements.

4. **Dorothea Hollis**: How far are the parking lots from the entrance to the buildings?

   *Eric Tuomey from McKinley responded*: The parking lots are located within 20 feet of the buildings.

5. **Calisa Reid**: Will two-bedroom units be ADA accessible?

   *Eric Tuomey from McKinley responded*: Yes, there will be a two-bedroom accessible unit.

6. **Calisa Reid**: What materials will the entryway ramps to the accessible units be made of?

   *Robert Wagner from PEA responded*: The ramps will be made of concrete.

7. **Doug Aikenagad**: What was the prior use of the vacant land?
Jeff Holman from McKinley responded: The vacant land had storage buildings that housed equipment for the previous owner. McKinley personnel demolished the buildings in 2005.

8. Calisa Reid: Will the apartment units be pet-friendly?

Eric Tuomey from McKinley responded: Yes.

9. Ramesh Ganatra: When will McKinley start construction?

Eric Tuomey from McKinley responded: McKinley intends to submit the site plan to Ann Arbor in December. In addition, McKinley will submit their QAP application to MSHDA for tax credit allocation. McKinley will plan to start construction immediately after receiving MSHDA approval.

10. Dorothea Hollis: Will bathrooms be accessible?

Eric Tuomey from McKinley responded: Yes, all bathrooms in the accessible units will be code compliant.

11. Dorothea Hollis: Is there a website for this development?

Eric Tuomey from McKinley responded: Currently, there is no website for the development, but McKinley will look into creating one. Ramesh Ganatra, an audience participant, responded that the site plan will be available to view on the City of Ann Arbor website.

12. Doug Aikenagad: How will storm-water detention be handled?

Robert Wagner from PEA responded: McKinley will provide a storm-water detention system for, which undergoes rigorous review and approval from Washtenaw County.

13. Calisa Reid: Will there be a community room in the Leasing Office?

Eric Tuomey from McKinley responded: The final layout of the Leasing Office has not been determined.

14. Kathy Homan: How is this considered low income housing?

Eric Tuomey from McKinley responded: This project is not designed to provide low income housing, rather affordable housing. It is designed to address the State Street Plan of diversifying housing in an attempt to meet the provision of affordable housing throughout Ann Arbor and the Washtenaw County region. The development is not aimed at the lowest income demographic; it will serve households that earn 60% of the area median income (AMI).

15. Kathy Homan: Will McKinley be asking for any tax breaks or using a PILOT program?

Eric Tuomey from McKinley responded: No, McKinley will not be seeking any tax abatements.

16. Kathy Homan: Will McKinley market to University of Michigan students?

Eric Tuomey from McKinley responded: No, they are not the market that this housing will address.

17. Calisa Reid: I don’t think people with disabilities can afford this.

Eric Tuomey from McKinley responded: McKinley is committed to providing affordable housing that meets all ADA code requirements.

18. Doug Aikenagad: What is setback to northern property line?
Robert Wagner from PEA responded: 40 feet.

19. Calisa Reid: I don’t think the project is all-inclusive; that is everyone with a disability can get everywhere throughout all of the units.

Eric Tuomey from McKinley responded: The project will meet all necessary city and ADA codes.

20. Jack Eaton: Has the noise factor with the train tracks being close to the project been addressed?

Eric Tuomey from McKinley responded: McKinley is completing a noise study and will meet all MSHDA standards. This may necessitate landscaped berms, trees, sound mitigating windows in the buildings, or all of the above.

Eric Tuomey closed the meeting.

Should any questions arise after review of this report, please contact either McKinley representative:

Eric Tuomey: eric.tuomey@mcKinley.com
Jeffrey Holman: Jholman@mcKinley.com
Exhibit List

Exhibit A: Community Participation Meeting Attendance List
Exhibit B: Notice of Community Participation Meeting
<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Attendee Postal Address</th>
<th>Attendee E-Mail Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paula Saunders</td>
<td>1394 Judd Rd Saline, MI 48176</td>
<td><a href="mailto:Msaulene123@comcast.net">Msaulene123@comcast.net</a></td>
</tr>
<tr>
<td>Ramesh Ganatra</td>
<td>2891 Tecumseh Ct, A2, MI 48109</td>
<td><a href="mailto:yganatra@matco.com">yganatra@matco.com</a></td>
</tr>
<tr>
<td>Lizzie Alts</td>
<td>307 E Liberty Ave</td>
<td>Lizzy <a href="mailto:A158@live.com">A158@live.com</a></td>
</tr>
<tr>
<td>Arin vectors</td>
<td>2081 S. State Ave</td>
<td><a href="mailto:arin@danieldandzervis.com">arin@danieldandzervis.com</a></td>
</tr>
<tr>
<td>Doug Aikenhead</td>
<td>2151 S. State St.</td>
<td>gailp@<a href="mailto:fudes@gmail.com">fudes@gmail.com</a></td>
</tr>
<tr>
<td>David Diephuis</td>
<td>2046 S. State</td>
<td></td>
</tr>
<tr>
<td>Jack Eaton</td>
<td>1606 Decker Dr 48103</td>
<td><a href="mailto:jeaton@azar.com">jeaton@azar.com</a></td>
</tr>
<tr>
<td>Calisa Reid</td>
<td>12805 Whittaker Rd P.O. Box 44 Whittaker, MI 48190</td>
<td>mislisajb@yahoocom</td>
</tr>
<tr>
<td>Dorothy Hollis</td>
<td>8551 Glendale Dr 48176</td>
<td>Dorothy <a href="mailto:Hollis@Yahoo.com">Hollis@Yahoo.com</a></td>
</tr>
<tr>
<td>Kathy Homan</td>
<td>9234 Yorkshire Dr Saline Mi</td>
<td><a href="mailto:Khoman@washreshawed.org">Khoman@washreshawed.org</a></td>
</tr>
<tr>
<td>Carolee McCabe</td>
<td>3635 E. Delem Rd. Ann Arbor, MI 48103</td>
<td></td>
</tr>
</tbody>
</table>
NOTICE
In accordance with the City of Ann Arbor’s Citizen Participation Ordinance (CPO) you are hereby given notice that McKinley, Inc. intends to submit a site plan for an apartment community at 2221 and 2233 S. State St. to the City of Ann Arbor’s Planning Department. The proposed development project will involve the construction of two three-story residential apartment buildings and one two-story sales office and apartments building, for a total of 68 units at 2221 and 2233 South State Street. The proposed development will be constructed on 2.4 acres. Interested persons are invited to attend a meeting to review the proposed plans and learn more about the proposed project. This meeting will be held at the Ann Arbor District Library, Mallets Creek Branch, located at 3090 East Eisenhower Parkway in Ann Arbor, MI 48108 on Tuesday, December 3rd at 6:00p.m., or contact Eric Tuomey (McKinley, Inc) at 734-769-8520x179 or e-mail at eric.tuomey@mckinley.com during normal business hours. A concept of the proposed development is below.

The purpose of the CPO is intended to promote effective citizen participation in the development process, to mitigate potential impacts (whether real or perceived) and to facilitate ongoing communication between the petitioner and citizenry.
NOT PLACE MULCH IN LEAVE 3" CIRCLE OF BARE BARK MULCH 4" DEEP AND SOIL AROUND TRUNK. DO SHREDDED HARDWOOD FORM SAUCER WITH REMOVE AIR POCKETS. IN POORLY DRAINED SOILS.

ROOTBALL IS EVEN WITH THE FINISH GRADE WATER & TAMP TO FROM ROOTBALL. REMOVE UPPER OF ROOT BALL WITH SOIL. PLACE ROOTBALL ON ROOTBALL. MATERIALS FROM THE NON-BIODEGRADABLE TAMPED SOIL.

NOTE:  STAKING AS REQUIRED. INTO SUBGRADE PRIOR TO BACKFILLING. REMOVE AIR POCKETS. TO BACKFILLING.

NOTE:  PLANT SO THAT TOP OF ROOT ALLOW FOR FLEXIBILITY. AMEND SOIL PER SITE SPECIFIED PLANTING MIX, 1 GROWING SEASON. REQUIREMENTS.

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STATE STREET VILLAGE DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ___leave blank___ day of ___leave blank___, 2014, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and McKinley, Inc., a ___fill in name of entity___, with principal address at ___320 N. Main St., Ann Arbor, MI 48103____, (Add second, third owner/developer as appropriate, along with necessary entity and address information), hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR owns certain land in the City of Ann Arbor, described below and site planned as ___fill in full name of development___, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as ___insert title as above___, and desires ___insert type of approval as needed___ and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREE(S):

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, public and private storm water management systems, public streets, sidewalks and streetlights ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the PROPRIETOR fails to construct the improvements, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the improvements in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice.
(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) Prior to the issuance of building permits, to deposit with a mutually acceptable escrow agent fully executed documents in a form acceptable to the CITY, which will convey, upon delivery to the CITY, easements for the construction and maintenance of public utilities and public streets. The escrow agreement shall provide for delivery of the documents to the CITY solely upon the condition that the CITY has accepted the public Improvement to be conveyed by the easement.

(P-5) To install all water mains, storm sewers, sanitary sewers and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-6) To convey to the CITY, prior to the issuance of any permits and subject to acceptance by the Ann Arbor City Council, granting of the required ingress/egress easements with the adjacent property located north as shown on the site plan (sheet P-3) and an additional five feet of easement for the existing sanitary sewer along the east property line (Sheet P-6).

(P-7) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-8) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of $1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public improvement(s) in the development prior to final written acceptance of the public improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk’s Office and shall remain in full force and effect during construction of the public improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) Existing landmark trees shown on the site plan as trees to be saved shall be maintained by the PROPRIETOR in good condition for a minimum of three years after acceptance of the public improvements by the CITY or granting of Certificate of Occupancy. Existing landmark trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public improvements or granting of Certificate of Occupancy, shall be replaced by the PROPRIETOR as provided by Chapter 57 of the Ann Arbor City Code.

(P-10) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the
expense of the PROPRIETOR if the PROPRIETOR does not complete the work within the time set forth in the notice.

(P-11) After construction of the private on-site storm water management system, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-12) Prior to building permits being issued,

to restrict, but not prohibit, by covenants and restrictions recorded with the Washtenaw County Register of Deeds, the use of lawn care chemicals and fertilizers in order to minimize the impacts on Malletts Creek Watershed.

(P-13) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, PROPRIETOR shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-14) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-15) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-16) Prior to application for and issuance of certificates of occupancy, to disconnect 18 footing drains, which is based upon the uses currently existing on the Property and those currently contemplated by the Site Plan in accordance with the Guidelines for Completion of Footing Drain Disconnections, Table A, and adopted by City Council, August 18, 2003 and revised November 30, 2005 (the “Guidelines”), or to provide an alternative method of mitigation that results in an equivalent amount of sanitary flow removal, in accordance with the Guidelines. In the event the actual intensity of uses contemplated by the Site Plan are either increased or decreased, City and PROPRIETOR agree to adjust the number of footing drains to be disconnected, or the amount of alternative mitigation to be provided, in accordance with the Guidelines. PROPRIETOR may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis at the Discretion of the CITY Public Services Area.

(P-17) PROPRIETOR is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of PROPRIETOR has (have) legal authority and capacity to enter into this agreement for PROPRIETOR.
(P-18) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement’s terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-19) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the State Street Village project.

(C-2) To provide timely and reasonable CITY inspections as may be required during construction.

(C-3) To record this agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

legal description(s) to be inserted here

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits
unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-6) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

Witnesses:

______________________________
By: ____________________________
John Hieftje, Mayor

______________________________
By: ____________________________
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Steven D. Powers, City Administrator

Approved as to Form:

______________________________
Stephen K. Postema, City Attorney

Witness:

______________________________
By: ____________________________
Royal Caswell III, Chief Operating Officer,
McKinley, Inc.
STATE OF MICHIGAN  
County of Washtenaw  

On this ______ day of __________________, 20__, before me personally appeared John Hieftje, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan Municipal Corporation, to me known to be the persons who executed this foregoing instrument, and to me known to be such Mayor and Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation by its authority.

______________________________
NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: __________________
Acting in the County of Washtenaw

STATE OF MICHIGAN  
County of Washtenaw  

On this ______ day of __________________, 20__, before me personally appeared ____________________, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

______________________________
NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: ____________
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:  
Ann Arbor Planning & Development Services  
Post Office Box 8647  
Ann Arbor, Michigan 48107  
(734) 794-6265
We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

Commencing at the Northwest corner of Section 4, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence S 00°37’30” E 915.09 feet along the West line of said Section 4; thence N 88°01’30” E 274.05 feet for a PLACE OF BEGINNING; thence continuing N 88°01’30” E 313.34 feet; thence S 23°28’00” E 536.94 feet; thence N 83°53’00” W 13.52 feet; thence N 67°53’00” W 122.32 feet; thence N 89°09’00” W 449.82 feet thence N 01°15’23” W 13.52 feet; thence N 00°25’00” W 220.35 feet; thence 88°01’23” E 57.83 feet; thence N 01°58’30” W 169.90 feet to the PLACE OF BEGINNING. Containing 4.47 acres more or less, and being subject to easements of record, if any. Split on 2/19/2008 from 09-12-04-200-039.

The petitioner(s) requesting the zoning/rezoning are:

McKinley, Inc.
320 N. Main Street
Ann Arbor, MI 48103
(734) 769-8520
Interest in the Land = Owner

Also interested in the petition are:

None

The applicant requests that the Official City Zoning Map be amended to reclassify this property from M-1 to O to permit the following use(s): Multi-Family Residential

JUSTIFICATION:

1. The extent to which the zoning/rezoning requested is necessary:

Rezoning is necessary for the proposed State Street Village development. The current M-1 zoning (Light Industrial) does not permit multi-family dwellings, which is the proposed use for the new development. As proposed by the City of Ann Arbor, the Office zoning district permits R4B uses, including multi-family dwellings. Furthermore, the height restrictions within the Office zoning district enables the proposed building height to exceed what is permitted in R4B district. Therefore, the proposed four story structure is permitted by-right.

2. The zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:
The proposed rezoning will positively affect the public welfare and the property rights of persons and owners located in the vicinity of the project. First, the development provides new housing options for a corridor of the City that has insufficient housing to serve the nearby employment. Located within a mile of the proposed development are major employment and retail centers, including the 777 building, the South State Street Commons, Briarwood Mall, and several hotels, which will be served by additional housing. In addition, the site is located adjacent to an Ann Arbor Transit Authority bus stop, facilitating access to alternative modes of transportation; thereby, reducing greenhouse gas emissions and contributing to improved air quality. Second, the proposed development design incorporates storm water management techniques that mitigates and detains stormwater both improving public welfare and adjacent property. Lastly, the proposed development is transforming an underutilized, vacant piece of land into a productive, residential use. As such, the new use could potentially increase adjacent and nearby property values.

3. **This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:**

   From conception to development, one of the primary drivers was to incorporate the vision outlined in the South State Street Corridor Plan. For instance, a cornerstone of the plan is the diversity of and mixture of land uses. Our proposed development integrates residential and office, by building residential behind an existing office building. Comprehensively, the introduction of a residential use, not just behind the existing office building, but throughout the entire corridor enables a diversity of land uses. In addition, the development promotes policies and development that assures a mix of housing options. The proposed floor plan of the development incorporates 1-, 2-, 3-, and 4-bedroom units. Not only are there a mixture of units, the 3- and 4-bedroom units consist of a mixture of types, including townhomes and flats. Noted above, the proposed development also incorporates innovative storm water management techniques, including bio swales and complying with the City’s impervious surface requirements, which are called out in the South State Street Corridor Plan.

4. **The particular location will meet the convenience and service requirements of potential users or occupants in the following ways:**

   The particular location meets the convenience and service requirements through proximity to retail, collegiate sports entertainment, and employment centers. The site is located within walking distance to several employment and retail centers (noted in Question 2), and the University of Michigan’s sports facilities and campus.

5. **Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/re-zoning are:**

   None

6. **Other circumstances and factors which will further justify the requested zoning/rezoning are:**

   In addition to the above justifications, the current zoning does not apply, as the previous light industrial use does not exist and the proposed development is residential. Furthermore, the adjacent
zoning classification of Office makes the re-zoning of the vacant site a complimentary use. Thus, a rezoning is appropriate and necessary.