



STATE LAND BANK AUTHORITY

## REQUEST FOR QUALIFICATIONS

RFQ 2021-005

923 ECORSE ROAD (M-17)  
YPSILANTI TOWNSHIP, MICHIGAN

### Important Dates:

Event	Date Due	Time Due	Method of Communication
RFQ Release	April 20, 2021		SLBA Website
Questions on RFQ	May 4, 2021	3:00 pm	Submit questions to: <a href="mailto:landbank@michigan.gov">landbank@michigan.gov</a>
Answers to Questions	May 11, 2021	3:00 pm	SLBA website
Submissions	June 4, 2021	3:00 pm	Submit submissions to: <a href="mailto:landbank@michigan.gov">landbank@michigan.gov</a>
SELECT/REJECT	June 24, 2021		Direct



## **REMINDER**

Please check your submission to make sure you have included all of the information which is required in this Request for Qualifications ("RFQ"). In addition, please submit files as noted on the RFQ cover page which include the following:

- Cover Sheet (Attachment A)
- Technical Submission (Section II)

Submit marked electronic files of your Technical Submission as noted on the RFQ cover page. The State Land Bank Authority ("SLBA") will review submissions immediately following the initial due date. Further submissions received after that time will be reviewed at the end of each quarter that it was submitted in. **Submissions will only be accepted as noted on the RFQ cover page.**

**RESPONDENTS ARE RESPONSIBLE FOR ASSURING THAT THE FOLLOWING IDENTIFYING INFORMATION APPEARS IN THE FILE NAME OF YOUR SUBMISSION:**

- "RFQ 2021-005 Technical Submission"

**The SLBA will not respond to telephone inquiries, or visitation by Respondents, or their representatives. Respondent's sole point of contact concerning the RFQ is below and any communication outside of this process may result in disqualification.**

State Land Bank Authority  
Post Office Box 30766  
Lansing, Michigan 48909  
[landbank@michigan.gov](mailto:landbank@michigan.gov)

## **Table of Contents**

<b>Section I – Statement of Work</b> .....	2
A. Purpose & Background Statement .....	2-3
B. Scope & Qualifications.....	3
<b>Section II – Submission Format</b> .....	4
A. Submission.....	4
B. Submission Requirements & Format.....	4-5
<b>Section III – RFQ Process and Terms &amp; Conditions</b> .....	6
A. Questions .....	6
B. Submissions.....	6
C. Economy of Preparation .....	6
D. Selection Criteria.....	6-7
E. Respondent’s Costs.....	7
F. Taxes.....	7
G. Conflict of Interest.....	7
H. Breach of Contract.....	8
I. Disclosure of Litigation.....	8
J. False Information .....	8
K. Disclosure .....	8
L. Clarification/Changes in the RFQ .....	8
M. Electronic Bid Receipt.....	9
N. Reservation of SLBA Discretion .....	9
O. Jurisdiction .....	9
P. Additional Certification .....	9
<b>Attachment A – Cover Sheet</b> .....	A1
<b>Attachment B – Location Map</b> .....	B1
<b>Attachment C – Detailed Parcel Map</b> .....	C1
<b>Attachment C – Environmental History and Actions Summary</b> .....	D1-D5
<b>Attachment E – Local Real Estate Market Information</b> .....	E1-E2
<b>Attachment F – Conceptual Site Layouts</b> .....	F1-F2
<b>Attachment G – Ecorse Road Form-Based District Regulations</b> .....	G1-G18

REQUEST FOR QUALIFICATIONS  
RFQ 2021-005

923 ECORSE ROAD (M-17)  
YPSILANTI TOWNSHIP, MICHIGAN

This RFQ is issued by the SLBA. The SLBA is the sole point of contact with regard to all bidding and contractual matters relating to the services described in this RFQ. The SLBA is the only office authorized to change, modify, amend, alter, clarify, etc. the specifications, terms and conditions of this RFQ and any potential contract(s) awarded as a result of this RFQ. The SLBA will remain the SOLE POINT OF CONTACT throughout the bidding process. ***The SLBA will not respond to telephone inquiries, or visitation by Respondents or their representatives. Respondent's sole point of contact concerning the RFQ is below and any communication outside of this process may result in disqualification.***

State Land Bank Authority  
Post Office Box 30766  
Lansing, Michigan 48909  
[landbank@michigan.gov](mailto:landbank@michigan.gov)

## SECTION I STATEMENT OF WORK

### A) PURPOSE & BACKGROUND STATEMENT

This RFQ is sponsored by the SLBA, with endorsement/support of Ypsilanti Charter Township (“Township”) and the Washtenaw County Brownfield Redevelopment Authority (“WCBRA”). SLBA seeks qualified developers with urban corridor and redevelopment experience to submit their qualifications, with actual brownfield experience preferred (“Respondent”). As described further in this document, a qualifications-based process will be used to select a developer to proceed pursuant to a negotiated purchase/development agreement. Submissions are requested from any qualified developer in good standing with the State of Michigan and the Township.

The Township, with a population of approximately 55,000 residents, is a full-service urban municipality in southeast Washtenaw County, Michigan. In 2018 the Township adopted a Placemaking Plan (“Plan”) that includes recommendations for the Ecorse Road corridor. The Plan provides the community’s intent for future development and may be accessed via the following link:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:3f4f74d6-2851-4733-b4b3-95f89935b98b>

Located between Michigan Avenue (US-12) and I-94, the Ecorse Road corridor hosts a variety of economic activity for the community and adjacent neighborhoods. Successful corridors have common principles including implementing the communities’ long-term vision, offering a variety of quality land uses, delivering a diverse and connected network of transportation options, and providing safe community destinations. A qualified developer or team is sought who shares these common principles in mind.

In addition to the Township and SLBA, partners in this project include:

- The WCBRA, who has supported redevelopment of 1,000 acres of property with projects valued at more than \$430 million of new investment. WCBRA has committed to exploring available brownfield incentives for the project, including tax increment financing, environmental assessment grant assistance, and its local brownfield revolving fund. Please see this link: <https://www.washtenaw.org/592/Brownfield-Program>.
- The Michigan Department of Environment, Great Lakes and Energy (“EGLE”), who presently is preparing to undertake response activities for preparation of redevelopment.

#### The Site

The subject property, located at 923 Ecorse Road, Ypsilanti Township, Michigan (“Property”) (Parcel ID 81-11-10-380-021), is 0.397 acres in size, as shown in the Attachment B, along with a map showing the site within the Ecorse Road corridor in Attachment C.

The Property formerly operated as Forbes Dry Cleaners from the 1940s to 2016 as a commercial dry cleaner and is classified as an MCL 324.20101 “facility” (MDEQ ID 81000622). A summary of previous environmental response actions is found in Attachment D (additional details may be obtained via: <https://storymaps.arcgis.com/stories/3849c8d10a464b399e1cab925272eee7>). Significant monies and activities have been undertaken by the State of Michigan to address known contamination issues, nevertheless all respondents are advised that appropriate assessment and due care shall be undertaken in re-use of the Property. The Property shall be sold “as is” without warranty as to condition.

### The Area

Connecting Ann Arbor and Ypsilanti to Detroit, the Ecorse Road corridor has seen economic growth and stasis. The Plan has fostered a new period of growth with its recommendations, including gateways, lighting, sidewalks, road changes, all focused on promoting walkability and desirability. In alignment with the latter, multiple properties are identified as key to redevelopment, including the subject parcel. Trade area analysis indicates many commercial market segments are underrepresented and hence they are good niche opportunities. Attached residential unit types are also strong opportunities. Additional and more detailed information may be found in Attachment E and by referencing the Plan.

### **B) SCOPE & QUALIFICATIONS**

The following parameters should be considered by Respondents for the preparation of a site development concept:

1. Respondent shall present a concept or vision for the entire Property. A proposed project may be planned in stages, however, any subsequent purchase/development agreement shall require completion of the proposed project in its entirety.
2. Respondent may propose a project concept/vision which includes adjacent parcels not under ownership of SLBA, however, Respondent must demonstrate control of said parcel(s).
3. The Plan designates the Ecorse Road corridor for neighborhood mixed-use development. Building types anticipated by the Plan include duplex/triplex, rowhouse, apartment, retail, and mixed-use buildings. Conceptual building and amenity layouts as guided by the Ecorse Road Form Based District Regulations ("Code") are presented in Attachment F. The Respondent's concept/vision for the project shall be consistent with the Plan and in alignment with the Code, as shown in the Attachment G. The Respondent's design shall account for owner/operator obligations pursuant to Part 201, Section 7a and Part 10 of the Administrative Rules (commonly referred to as 'due care').
4. Projects that include taxable value for benefit of the community are required.

## **SECTION II SUBMISSION FORMAT**

To be considered, each Respondent must submit a COMPLETE submission in response to this RFQ using the format specified. Respondent's submission must be submitted in the format outlined below. There should be no attachments, enclosures, or exhibits other than those required in the RFQ or considered by the Respondent to be essential to a complete understanding of the submission. Each section of the submission should be clearly identified with appropriate headings:

### **A) SUBMISSION**

Respondent may provide its submission package for consideration as follows:

1. One (1) complete electronic copy of the submission package must be received via email to [landbank@michigan.gov](mailto:landbank@michigan.gov) before **3:00 pm EST on June 4, 2021**. Submission package may not be sent by mail or facsimile. Late submissions will not be accepted.
2. Respondent shall limit its submission package file to 15MB. Respondent may send more than one file for its submission package in response to this RFQ.

### **B) SUBMISSION REQUIREMENTS & FORMAT**

The submission package shall include the following items to be considered:

1. Letter of Interest. The Letter of Interest shall contain Respondent name(s), address, contacts name, title, email, and telephone number to be contacted for clarification or additional information regarding submissions. Copies of, as applicable, Certificate of Incorporation, Articles of Organization, Partnership Agreement, Joint Venture or other organizational document and a corporate resolution, if applicable, signed by the authorized signatory of the Respondent(s), certifying the name of the individual(s) authorized to sign the offer, the contract and any amendments thereto. The Letter of Interest shall be signed by the person designated to represent the Respondent.
2. Organizational Structure. Respondent shall submit an organizational chart showing all individuals/entities to be involved or assigned, with resumes of the key individuals included and a detailed description of the responsibilities that they will be required to perform. All entities that comprise a team are to be identified, indicating their specialization(s) and specific contribution to the team, and the team leader should be clearly identified. A narrative shall be provided that explains structure or relationship(s) proposed.
3. Business References. Respondent shall provide three (3) independent references from recent project partners. Include a brief description of Respondent's business relationship with the reference.
4. Vision and Concept Plan. Respondent shall submit a brief description of its proposed vision for the Property. Describe how the proposed plan will complement and enhance the existing community.

5. Experience and Competency. The Respondent shall demonstrate experience in similar completed brownfield redevelopment projects. Submissions are required to detail prior experience relevant to the above-identified tasks, including descriptions, costs, and dates of projects the parties consider relevant to demonstrate competency.
6. Financial/Legal Information. The Respondents shall demonstrate legal status and financial capacity via submittal of:
  - A. Certificate of Good Standing under Michigan Law.
  - B. Possession of licensure as appropriate.
  - C. The most recent financial statements or CPA-prepared balance sheet that clearly show assets, liabilities, credit lines, income debt and/or their most recent audit.
  - D. Other documents which support the financial health of the Respondent.
7. Commitment to Environmental Due Diligence. The Respondent shall agree to:
  - A. Submit an approvable 'Documentation of Due Care Compliance' (DDCC) to EGLE within 8-months of the earlier date of purchase or occupancy. This requirement is pursuant to Section 20107a of Part 201 and Part 10 of the Part 201 Administrative Rules, a person who owns or operates property that he or she has knowledge is contaminated is required to undertake measures to protect the public health, safety, and welfare (i.e., due care) with respect to hazardous substances present in groundwater, soil, and vapor at the Property. This includes having gathered sufficient information to evaluate and determine the exposure pathways that may pose an unacceptable risk at the Property. EGLE is undertaking response activities and anticipates providing analytical data to support in preparation of the DDCC.
  - B. Submit a Baseline Environmental Assessment to EGLE pursuant to Part 201 conducted prior to or within 45 days after the earlier of the date of purchase or occupancy.



### SECTION III RFQ PROCESS AND TERMS & CONDITIONS

#### A) **QUESTIONS**

Questions from any Respondent concerning the specifications in this RFQ must be received via e-mail to [landbank@michigan.gov](mailto:landbank@michigan.gov), no later than **3:00 pm EST on May 4, 2021**.

#### B) **SUBMISSIONS**

To be considered, Respondent must submit a complete response to this RFQ, using the format provided in Section II of this RFQ, as noted on the RFQ cover page. No other distribution of submission is to be made by a Respondent.

The Cover Sheet must be **signed physically or electronically** by the Respondent's Authorized Signatory. The Cover Sheet, Attachment A, must be the first page of the submission package.

#### C) **ECONOMY OF PREPARATION**

Each submission should be prepared simply and economically, providing a straightforward, concise description of the Respondent's ability to meet the requirements of the RFQ. Emphasis should be on completeness and clarity of content.

#### D) **SELECTION CRITERIA**

The selection of a qualified Respondent will be based on SLBA's review on content and quality of submittals in addressing the requirements described Section II of this RFQ, and each submission will be evaluated on a two-step selection process. This RFQ is not a binding agreement. Submittals will be assessed in accordance with the evaluation criteria, and Respondents will be notified whether they have been selected to proceed in the process.

##### 1) **Step I – Initial Evaluation for Compliance**

- a) *Submission Content* – SLBA staff will screen the submissions for technical compliance to include, but not be limited to:
  - timely submission of the submission package
  - submission is signed
  - submission satisfies the form and content requirements of this RFQ

##### 2) **Step II – Criteria for Satisfactory Submissions**

- a) Only submissions satisfying Step I will be considered by a Joint Evaluation Committee ("JEC") comprised of individuals selected by the SLBA. Only those submissions that satisfy the submission content requirements described in this RFQ, as determined in the sole discretion of the JEC, will be considered for evaluation in Step II. The JEC reserves the right to request additional information from any Respondent.

- b) *Competence, Experience, and Capacity* – The Respondent should indicate its ability to meet the requirements of this RFQ.

		<b>Points Possible</b>
1.	<i>Personnel Experience</i>	25
2.	<i>Prior Redevelopment Experience</i>	25
3.	<i>Quality of Project Concept/Vision</i>	25
4.	<i>Financial Stability</i>	25
<b>TOTAL</b>		<b>100</b>

- c) JEC will narrow the field to three (3) or fewer Respondents for interview, Respondent may be required to make an oral presentation of its proposal to the JEC. The presentation provides an opportunity for the Respondent to clarify the proposal. The SLBA will schedule any presentations, if requested by the JEC. One (1) Respondent will be invited to negotiate a purchase/development agreement.

**E) RESPONDENTS COSTS**

SLBA will not reimburse Respondent for any cost(s) involved in the preparation and submission of its response to this RFQ or in the preparation for and attendance at subsequent interviews. Furthermore, this RFQ does not obligate SLBA to accept or contract for any expressed or implied services.

**F) TAXES**

The SLBA may refuse to qualify a Respondent who has failed to pay any applicable taxes or if the Respondent has an outstanding debt to the State of Michigan, the SLBA, or the Township.

Except as otherwise disclosed in an exhibit to the submission, Respondent certifies that all applicable taxes are paid as of the date of the Respondent's qualifications were submitted to the SLBA and the Respondent owes no outstanding debt to the State of Michigan, the SLBA, or the Township.

**G) CONFLICTS OF INTEREST**

The Respondent must disclose, in an exhibit to the submission, any possible conflicts of interest, as part of their response, to SLBA. SLBA will consider the nature of the Respondents responsibilities and the degree of potential or apparent conflict in deciding the course of action that the Respondents need to take to remedy the conflict of interest. A conflict of interest exists wherever an individual could benefit directly or indirectly from access to information or from a decision over which they may have influence and includes a perceived conflict where someone might reasonably perceive there to be such benefit and influence. A conflict of interest occurs when a staff member or consultant attempts to promote a private or personal interest that results in an interference with the objective exercise of their job responsibilities or gains any advantage by his/her position and working relationship with SLBA. Conflicts of interest may be real, potential or perceived. Failure by the respondent to disclose a conflict of interest, be it real, potential, or perceived, will result in disqualification.

**H) BREACH OF CONTRACT**

Except as otherwise disclosed in an exhibit to Respondent's submission, Respondent is not in material default or breach of any contract or agreement that it may have with the State of Michigan or any of its departments, commissions, boards or agencies, or any other public body in the State of Michigan. Further, Respondent represents and warrants that it has not been a party to any contract with the State of Michigan or any public body that was terminated within the previous five (5) years because the Respondent failed to perform or otherwise breached an obligation of such contract.

**I) DISCLOSURE OF LITIGATION**

Except as otherwise disclosed in an exhibit to Respondent's submission, there is no criminal litigation, investigations or proceedings involving the Respondent or any of the Respondent's officers or directors or any litigation or proceedings under the Sarbanes-Oxley Act. In addition, Respondents must disclose in the exhibit requested under this Section of the RFQ any civil litigation, arbitration or proceeding to which the Respondent is a party and which involves: (1) disputes that might reasonably be expected to adversely affect the viability or financial stability of the Respondent; or (2) a claim or written allegation of fraud or breach of contract against Respondent, by a governmental or public entity arising out of their business dealings with governmental or public entities. Details of any settlements which Respondent is prevented from disclosing under the terms of the settlement may be annotated as such.

**J) FALSE INFORMATION**

If the SLBA determines that a Respondent purposefully or willfully submitted false information in response to this RFQ, the Respondent will not be considered and will result in disqualification.

**K) DISCLOSURE**

All Respondents should be aware that submissions submitted to the SLBA in response to this RFQ may be subject to disclosure under the provisions of Public Act 442 of 1976, as amended, known as the Freedom of Information Act ("FOIA"). Accordingly, confidential information should be excluded from Respondents' submissions. Respondents, however, are encouraged to provide sufficient information to enable the SLBA to determine the Respondent's qualifications and to understand or identify areas where confidential information exists and could be provided.

**L) CLARIFICATION/CHANGES IN THE RFQ**

Changes made to the RFQ as the result of responses made to qualifying questions or concerns will be posted on SLBA's website. Respondents are encouraged to regularly check for changes or other information related to this RFQ.

If the initial period does not produce a viable response, the SLBA may, at its discretion, extend the period until it receives a viable submission. Timeliness will be moved to correspond to the accepted submission date. Notification of an extension will be made on SLBA's website. The first qualifying submission that is received and accepted will end the extension period.

**M) ELECTRONIC BID RECEIPT**

**RESPONDENT SUBMISSIONS MUST BE RECEIVED AS NOTED ON THE RFQ COVER PAGE.** Respondent is responsible for timely submission of its documentation. THE SLBA HAS NO OBLIGATION TO CONSIDER ANY SUBMISSION THAT IS NOT RECEIVED BY THE APPOINTED DATE AND TIME.

**N) RESERVATION OF SLBA DISCRETION**

Notwithstanding any other statement in this RFQ, the SLBA reserves the right to:

- 1) reject any and all submissions;
- 2) waive any errors or irregularities in the bidding process or in any submission;
- 3) rebid the project;
- 4) revise or reduce the scope of the project, and rebid or negotiate with any Respondent regarding the revised project;
- 5) defer or abandon the project
- 6) amend or revise the RFQ; AND/OR
- 7) request clarification of information submitted and to request additional information of one or more Respondents.

The SLBA's decision is final and not subject to appeal. Any attempt by an Respondent, collaborating entity, or other party of interest to the project to influence the awards process, to appeal, and/or take any action, including, but not limited to, legal action, regarding the submission or awards process in general may result in the Respondent's disqualification and elimination from the award process.

**O) JURISDICTION**

The laws of the State of Michigan shall govern this RFQ. The parties shall make a good faith effort to resolve any controversies that arise regarding this RFQ. If a controversy cannot be resolved, the parties agree that any legal actions concerning this RFQ shall be brought in the Michigan Court of Claims or, as appropriate, the Ingham County Circuit Court in Ingham County, Michigan. Respondent acknowledges that it is subject to the jurisdiction of this court and agrees to service by first class or express delivery wherever Respondent resides, in or outside of the United States.

**Q) ADDITIONAL CERTIFICATION**

Pursuant to Public Act 517 of 2012, an Iran linked business is not eligible to submit a submission on a request for qualifications, with a public entity.

Respondents must certify on the Cover Sheet that it is not an Iran-linked business as defined in MCL 129.312.

Failure to sign this certification will result in disqualification from consideration.

**ATTACHMENT A**

Request for Qualifications Response Cover Sheet Form  
(attach as a cover sheet to your submission file)

**923 ECORSE ROAD (M-17)  
YPSILANTI TOWNSHIP, MICHIGAN  
RFQ 2021-005**

**General Information:**

Firm Legal Name: \_\_\_\_\_ SIGMA ID #: \_\_\_\_\_

Firm's DBA (if any): \_\_\_\_\_

Firm's Address: \_\_\_\_\_

Firm's Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Contact's Email Address: \_\_\_\_\_

Name of Authorized Signatory for the firm: \_\_\_\_\_

☐ Michigan Limited Liability Company      ☐ Michigan Corporation

☐ Other: \_\_\_\_\_

Check if firm qualifies as any of the following:    ☐ DBE    ☐ MDE    ☐ WBE

CERTIFICATIONS - Authorized Signatory to initial each of the following, as applicable:

\_\_\_\_\_ Respondent certifies that it is not an Iran-linked business as defined in MCL 129.312.

\_\_\_\_\_ Respondent certifies that it is not presently subject to any legal action or judgement, as described in Section III(I).

\_\_\_\_\_ Respondent certifies that taxes are paid to federal, state, and local jurisdictions as of this date.

\_\_\_\_\_ Respondent certifies that it owes no outstanding debt to the State of Michigan or SLBA.

\_\_\_\_\_ Respondent certifies that: (check one)

☐ To the best of its knowledge, there exists no actual or potential conflict of interest between Respondent, Respondent's project manager(s) or its family's business or financial interests ("Interests") and the service provided under a potential agreement.

☐ That there is an actual or potential conflict which is explained in the submittal.

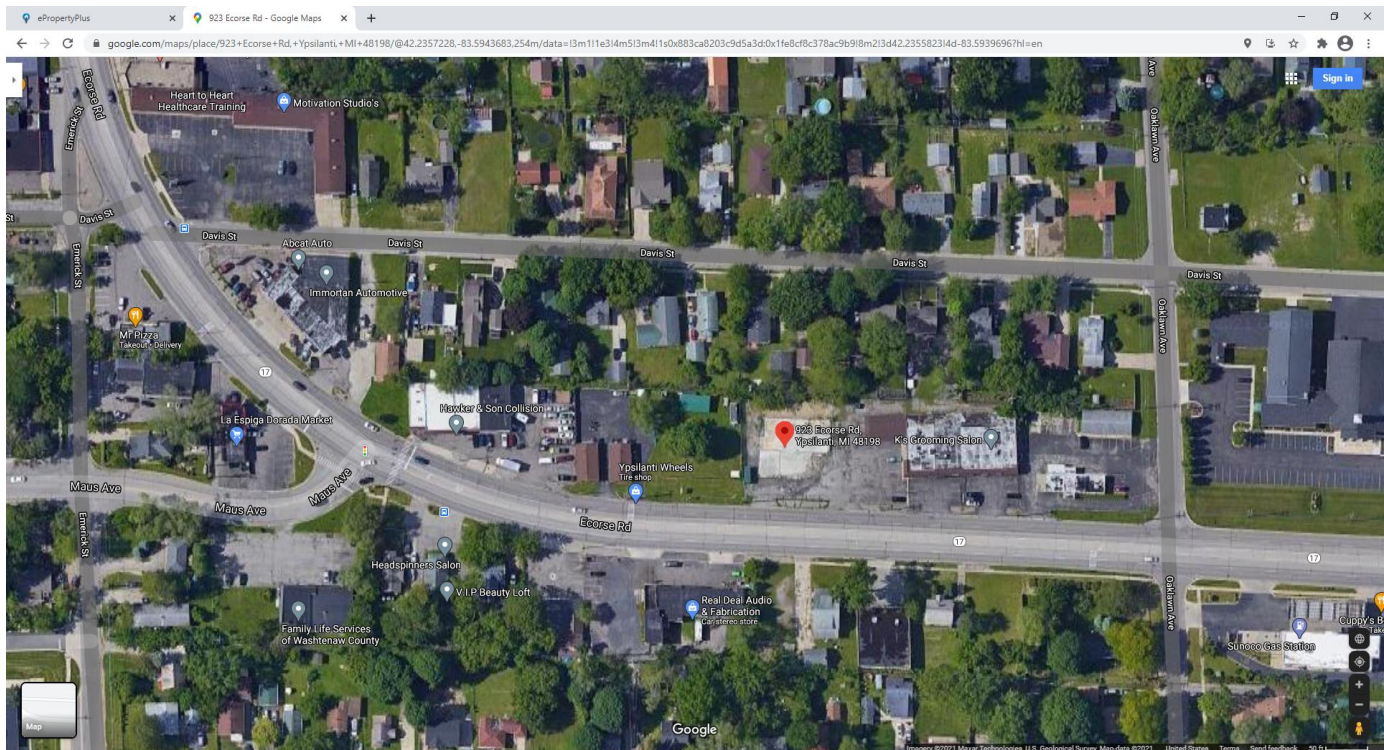
\_\_\_\_\_  
Signature of Authorized Signatory

Date: \_\_\_\_\_

\*Your SIGMA ID Number is located in your State of Michigan vendor file. If you are not currently registered as a vendor with the State of Michigan, you may go to: [www.michigan.gov/SIGMAVSS](http://www.michigan.gov/SIGMAVSS) and register. If you have any problems, please contact the SIGMA helpline at 1-800-856-6246.

**ATTACHMENT B**

**LOCATION MAP**





### DETAILED PARCEL MAP

Legal Description of Property:

YP# 93-51 LOTS 184 & 187 STURTEVANT MANOR SUBDIVISION NO. 1.



## ATTACHMENT D

### ENVIRONMENTAL HISTORY AND ACTIONS SUMMARY

Forbes Dry Cleaners

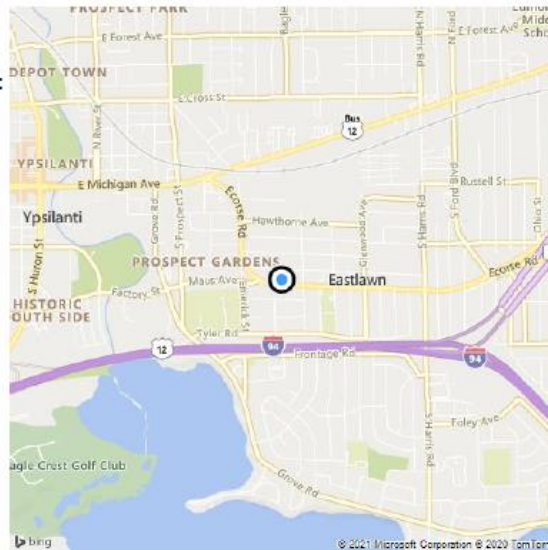
1 of 5

Michigan Department of Environment, Great Lakes, and Energy - Remediation & Redevelopment Division

### Master Data Form - 2/22/2021

#### Location Information

<b>Location Type:</b> 201	<b>Location ID:</b> 81000622	<b>Location Name:</b> Forbes Dry Cleaners
<b>Location Code:</b> 6B94	<b>EPA ID:</b>	
<b>State Funding Status:</b> State Actions In Progress	<b>State Funding Status Date:</b> 9/1/2019	
<b>Closure Target Status:</b> Approved Project Completion (APC)	<b>Expected Closure Date:</b> 9/30/2025	
<b>SEMS ID:</b>	<b>DSMOA ID:</b>	
<b>Full Address:</b> 923 Ecorse Road, Ypsilanti, MI, 48198		
<b>County:</b> Washtenaw	<b>Township:</b>	
<b>Work Unit:</b> Jackson	<b>Property Tax ID:</b>	
<b>Latitude:</b> 42.23554500	<b>Longitude:</b> -83.59392000	



#### Directions:

Former Forbes Dry Cleaners is located at 923 Ecorse Road (a.k.a. M-17), approximately a half-mile east/southeast of E. Michigan Ave (a.k.a. Business US-12), between Maus Ave and Oaklawn Ave in Ypsilanti Township, Washtenaw County, Michigan. Lat/Long from Google Earth

#### Related Information

**Risk Condition:**  
Risks Present and Immediate

**Reason for Creation:**  
Sampling Data

**Categorical Criteria:**  
Site Specific



**Business Type:**  
Dry Cleaner

**Contaminant Class of Concern:**  
Chlorinated Volatile and Semi Volatile Organic Compounds

### State Financial Summary

<b>Authorized:</b> \$5,562,692.91	<b>Encumbered:</b> \$2,078,450.86	<b>Expenses:</b> \$865,955.76	<b>Authorized Balance:</b> \$2,618,286.29
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### Pertinent Parties

**Managing Agency:**  
Remediation and Redevelopment  
Division (RRD)

**Managing Agency Contact:**

**Project Manager:**  
Sara Nedrich

**House District:**

**Senate District:**

**Congressional District:**

### Organization/Company

**Organization/Company Name:** Amec Engineering & Consulting

**Address:**

**Organization/Company Name:** TSP Construction, LLC.

**Address:**

### Contacts

No information available.

### Narratives

**History**

07/31/2020 by NEDRICHS

Forbes Dry Cleaners operated from the 1940s to 2016 as a commercial dry cleaner utilizing tetrachloroethene (PCE) in their cleaning process. In January 2015, staff from Washtenaw County Environmental Health Department inspected the site and observed approximately 150 gallons of PCE sludge and the liquid waste being stored on-site in various sized containers. Attempts to conduct subsequent follow-up inspections by the Washtenaw County Environmental Health Department failed. In April 2016, the dry cleaner business permanently closed. The department tried to contact the owner/operator but was unsuccessful.

In 2017, the Washtenaw County Treasurer's Office foreclosed on the property due to delinquent real property taxes. The County completed a Phase I Environmental Site Assessment (ESA) and a limited Phase II ESA. The results indicated that soil and groundwater were contaminated with PCE at concentrations exceeding unrestricted residential criteria. PCE in on-site groundwater at the property boundary exceeded recommended interim action screening levels (RIASLs) and was migrating onto the northern adjacent residential properties at concentrations exceeding RIASLs. In addition, PCE concentrations detected in on-site sub-slab soil vapor samples exceeded both the residential and non-residential RIASL, indicating that the property beneath the former dry cleaners building was also contaminated.

In March 2017, Ypsilanti Township declared that the building was not suitable for occupation. Building foundations were failing, with large gaping holes in the walls of the building. In August 2017, the County paid Safety Kleen to transport and dispose of approximately 136 gallons of PCE liquid waste that was abandoned in the on-site building.

In August 2018, the Department of Environment, Great Lakes, and Energy (EGLE) initiated a limited site investigation. PCE was detected at concentrations exceeding residential RIASLs in both on-site and off-site soils, soil vapor, and groundwater. Seasonal sampling of the soil vapor and indoor air was conducted on the residential properties located adjacent north of the Forbes property. PCE was detected in soil vapors and sub-slab vapor exceeding residential RIASLs; however, PCE was either not detected or was detected at concentrations less than the residential RIASLs in the indoor air samples.

An abandoned sanitary sewer was discovered running from the north side of the former dry cleaner building to the main sanitary sewer line located on the north side of Davis Road, intersecting residential properties. Ypsilanti Community Utilities Authority (YCUA) visited the site in an attempt to run a camera through the sewer line to assess its integrity. The sewer line could not be fully accessed due to tree roots and debris, indicating that the line was in poor condition. YCUA indicated to EGLE that Forbes Dry Cleaners was caught discharging PCE waste into the sanitary sewer in previously. This is the likely source of PCE on the northern residential properties (928 and 936 Davis Street). A remedial alternatives evaluation was completed for the soils on the residential properties contaminated with PCE exceeding the site-specific criteria.

In 2019, EGLE developed site-specific volatilization to indoor air criteria (SS VIAC) for the residential properties. Seasonal vapor intrusion sampling led to EGLE's recommendation that four of the homes be provided vapor mitigation, including 928 and 936 Davis Street (for sub-slab vapor SS VIAC exceedances), and 948 and 952 Davis Street (for outdoor soil vapor SS VIAC exceedances).

In September 2018, building abatement of the former dry cleaner building began in preparation for building demolition. The Forbes Dry Cleaner building demolition was completed in February 2019, leaving only the concrete slab in place. The concrete block walls located in the former operations area contained PCE and had to be disposed of as listed hazardous waste.

In May 2019, additional indoor air and vapor pin sampling were conducted on the residential properties to the north. Results showed no indoor air detections of PCE; however, sub-slab vapor concentrations exceeded the residential site-specific criteria for two homes, 928 and 936 Davis Street. Outdoor vapor pins adjacent to 944 and 948 Davis Street also showed detections of PCE greater than residential site-specific criteria. EGLE recommended to the owners of 928, 936, 944, and 948 Davis installation of vapor mitigation systems. As of April 2020, systems have been installed at 928 and 944 Davis Street (948 and 936 pending). Additional work is needed for performance monitoring and generation of operation and maintenance guides for property owners.

On-site and off-site soils and groundwater have been impacted with PCE at concentrations exceeding unrestricted residential criteria. PCE in off-site soils and soil vapors exceed residential site-specific volatilization to indoor air criteria and have not been delineated. Contaminated soils remain underneath the former Forbes building slab at concentrations exceeding site-specific non-residential criteria. PCE in groundwater is migrating off-site and has not been delineated.

In discussion with owners, the township, and after consideration of the remedial feasibility analysis, source removal is being considered the most feasible option to meet remedial objectives for the site. Identified hotspots for removal have been well delineated and include the source property (923 Ecorse Rd) and along the sanitary sewer line where PCE was released (928 and 936 Davis Street). Bid specs for this work are being prepared (as of April 2019) and groundbreaking is scheduled for fall 2020.

Renew Michigan Funds (FY 20) are being sought to remediate PCE contaminated soils on the source property (923 Ecorse Rd), remove and dispose of the remaining concrete building foundations, dewater and treat PCE contaminated groundwater, replace site soils with clean fill material, and prep site for redevelopment.

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**Location**

06/03/2019 by TIERNANG

Forbes Dry Cleaners is located on Ecorse Road approximately a 1 mile east of Downtown Ypsilanti and a half mile from Michigan Avenue. Residential properties are located to the north and southeast. Commercial properties are located east, south/southwest, and west of the property. The Huron River is located approximately 1/2 mile west. The property and surrounding area are serviced by municipal drinking water.

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**Miscellaneous**

04/09/2020 by NEDRICHS

The former Forbes Dry Cleaners property is currently owned by the Michigan Land Bank Fast Track Authority.

From edited history (2020):

- Waste manifest records for Forbes Dry Cleaners were not available after 2011. It is unknown how the PCE waste had been disposed of post-2011.

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**Actions in Progress with Available Funds**

04/14/2020 by MILLERM61

Remaining authorized Clean Michigan Initiative funds are being used to address the risk to public health associated with the presence of PCE contamination within the soil and soil vapor on the adjoining residential properties. Two additional vapor mitigation systems will be installed in affected residential houses and performance monitoring of two already installed systems will be conducted. Additional soil, groundwater, soil vapor, and/or indoor air sampling will be conducted to delineate the nature and extent of the PCE contamination.

Authorized Strategic Water Quality Initiatives Fund (SQWIF) monies are being used to remediate PCE contamination conveyed through an old sanitary sewer in residential properties (928 and 936 Davis Street) and facilitate source removal.

The fund balances above may not reflect current balances due to data transition between databases.

The Department is undertaking corrective action because there is not a readily identifiable viable liable party for this site.

## Response Activities

Location Name: Forbes Dry Cleaners

### Activity: Monitoring

<b>Program Lead:</b> State	<b>Activity Lead:</b> State	<b>Status:</b> Future Need	
<b>Estimated Start Date:</b> 1/4/2021	<b>Estimated End Date:</b> 9/30/2024	<b>Actual Start Date:</b>	<b>Actual End Date:</b>
<b>Primary Estimated Cost:</b> \$300,000.00	<b>Primary Source:</b> State	<b>Secondary Estimated Cost:</b>	<b>Secondary Source:</b>
<b>Description:</b> Post-remedial monitoring, O&M of installed VI systems, additional delineation if needed (100k/year)			

### Activity: Interim Response

<b>Program Lead:</b> State	<b>Activity Lead:</b> State	<b>Status:</b> In Progress	
<b>Estimated Start Date:</b> 6/5/2020	<b>Estimated End Date:</b> 12/1/2020	<b>Actual Start Date:</b> 6/5/2020	<b>Actual End Date:</b>
<b>Primary Estimated Cost:</b> \$2,000,000.00	<b>Primary Source:</b> State	<b>Secondary Estimated Cost:</b>	<b>Secondary Source:</b>
<b>Description:</b> Conduct dewatering, excavation, and disposal of sanitary line and associated soil contamination on the northern adjoining residential properties. The sanitary line also run underneath a residential garage which will need to be torn down and replaced.			

### Activity: Remedial Action

<b>Program Lead:</b> State	<b>Activity Lead:</b> State	<b>Status:</b> In Progress	
<b>Estimated Start Date:</b> 6/5/2020	<b>Estimated End Date:</b> 12/1/2020	<b>Actual Start Date:</b> 6/5/2020	<b>Actual End Date:</b>
<b>Primary Estimated Cost:</b> \$2,700,000.00	<b>Primary Source:</b> State	<b>Secondary Estimated Cost:</b>	<b>Secondary Source:</b>
<b>Description:</b> Conduct dewatering, excavation, and disposal of building foundations and associated soil contamination on the Forbes Dry Cleaner property.			

### Activity: Remedial Investigation

<b>Program Lead:</b> State	<b>Activity Lead:</b> State	<b>Status:</b> In Progress	
<b>Estimated Start Date:</b> 8/1/2018	<b>Estimated End Date:</b> 10/1/2019	<b>Actual Start Date:</b> 8/1/2018	<b>Actual End Date:</b>
<b>Primary Estimated Cost:</b> \$0.00	<b>Primary Source:</b> State	<b>Secondary Estimated Cost:</b>	<b>Secondary Source:</b>
<b>Description:</b> Conduct remedial Investigation to determine extent of soil, groundwater, and soil gas within the adjoining northern residential area and install mitigation systems, as necessary.			

## Related Addresses

No information available.

## ATTACHMENT E

### LOCAL REAL ESTATE MARKET INFORMATION



616 E Mich Ave: 1-story commercial

2020 SEV: \$310,900

Total Square Footage: 6,560

Price per SQFT: \$47

<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchCategory=Parcel+Number&SearchText=11-11-10-265-002&SearchFocus=&uid=421&PageIndex=1&ReferenceKey=11-11-10-265-002&ReferenceType=0&SortBy=&SearchOrigin=0>



120 S Prospect: 2 story Apts

2020 SEV: \$283,000

Total Square Footage: 9,120

Price per SQFT: \$31

<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchCategory=Parcel+Number&SearchText=11-11-09-405-042&SearchFocus=&uid=421&PageIndex=1&ReferenceKey=11-11-09-405-042&ReferenceType=0&SortBy=&SearchOrigin=0>





813 E Mich Ave: Commercial/Apts

2020 SEV: \$329,400

Total Square Footage: 8,000

Price per SQFT: \$38

<https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchCategory=Parcel+Number&SearchText=K%20-11-10-213-005&SearchFocus=&uid=182&PageIndex=1&ReferenceKey=K%20-11-10-213-005&ReferenceType=0&SortBy=&SearchOrigin=0>

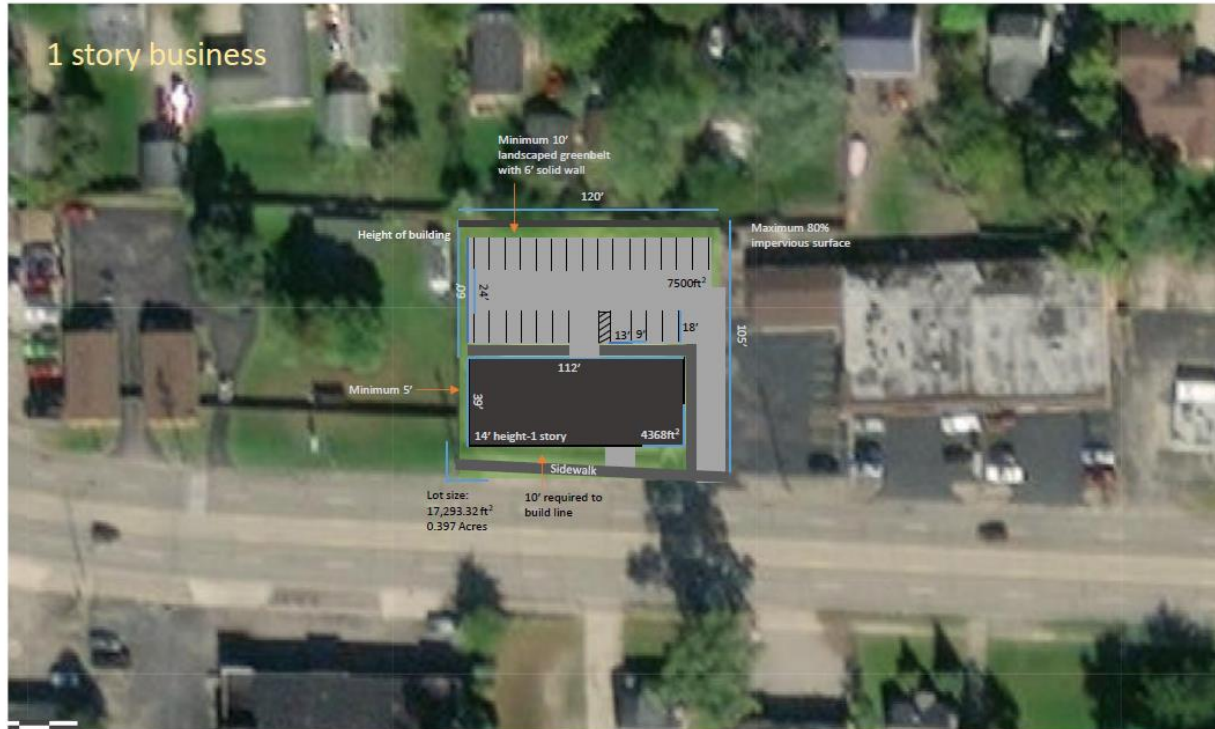
Based on the above values at 4650sqft and 9300sqft...

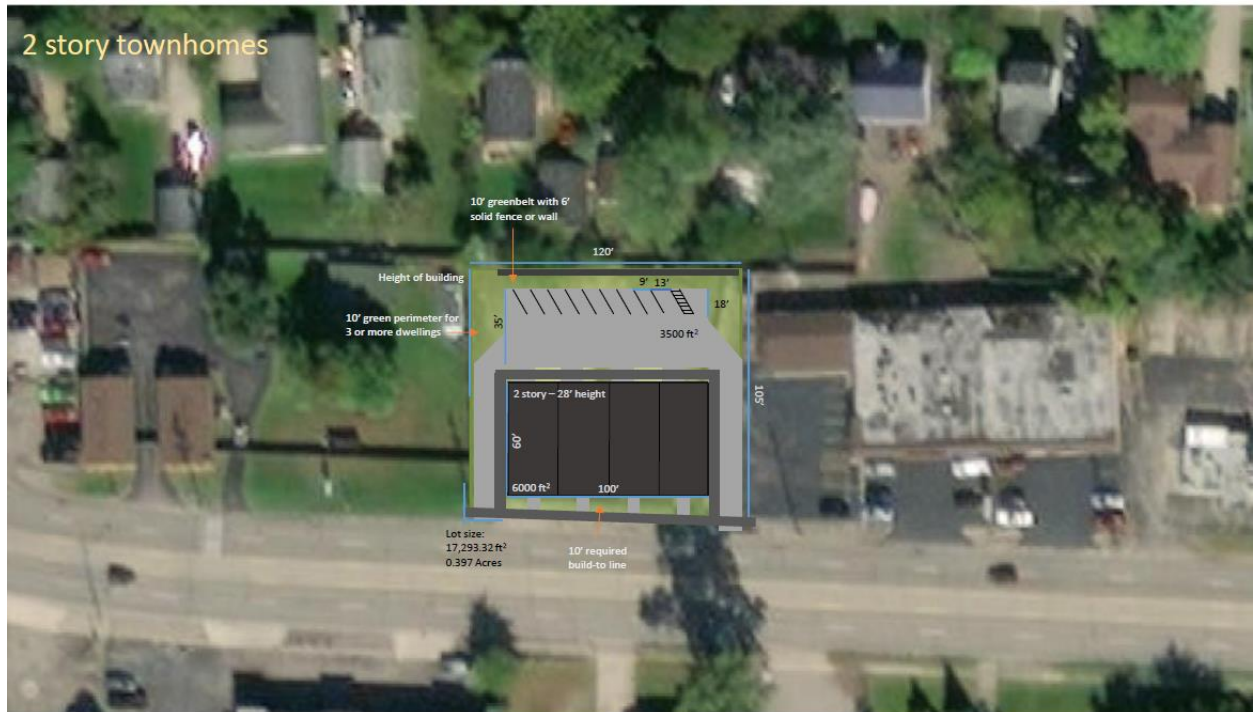
923 Ecorse if 1 story commercial: \$437,100

923 Ecorse if 2 story residential: \$288,300

923 Ecorse if 2 story mixed use: \$353,400

**ATTACHMENT F**  
**CONCEPTUAL SITE LAYOUTS**







## **ATTACHMENT G**

### **ECORSE ROAD FORM-BASED DISTRICT REGULATIONS**

#### ARTICLE XI-A. - ECORSE ROAD FORM BASED DISTRICT (ERFB)<sup>(3)</sup>

##### Footnotes:

— (3) —

Editor's note— [Ord. No. 2018-476](#), § 12, adopted Feb. 20, 2018, repealed former art. XI-A, §§ 1140—1144, which pertained to the B-4 auto-oriented business district, and derived from Ord. No. 2001-285, adopted Dec. 18, 2001. Subsequently, [Ord. No. 2019-487](#), § 1, adopted July 16, 2019, enacted new provisions to read as herein set out.

##### Sec. 1140. - General intent and purpose:

- A. *Intent.* The Ecorse Road form based district (ERFB) is intended to implement the vision established by the township master plan and the E. Michigan Avenue and Ecorse Road placemaking plan, to transform the Ecorse Road corridor into a vibrant, dynamic area through placemaking and the attraction of new investment. The Ecorse Road form based district allows for the consolidation and creative redevelopment of parcels.

Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, and service uses. Uses designed to support the residents and local workers are also encouraged, such as mixed-use developments with small scale retail or restaurant uses incorporated with housing units. The redeveloped corridor will help diversify the township housing and commercial stock and incorporate architecturally interesting buildings.

Consolidation of parcels in the district is encouraged in order to provide for a quality and consistent development pattern. Incentives include additional building forms and more permitted uses.

- B. *Purpose.* The general purpose of these regulations is as follows:
- Promote new investment opportunities by allowing a wide range of potential uses and techniques to expand the employment and economic base.
  - Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.
  - Ensure that development is designed for all modes of transportation.
  - Promote mixed-use development.
  - Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
  - Improve mobility options and reduce the need for on-site parking by encouraging all modes of transportation, through shared parking, and through on-street parking.
  - Provide predictable development approval process.
  - Encourage lot consolidation to provide for larger consistent developable sites.
- C. *Factors for regulation.* These regulations are based on two significant factors: site context and building features.
- Site context is derived from existing and desired characteristics of an area and recognizes the inherent conditions of the areas where these regulations are applied. Regulated sites types are organized by shape, size, orientation and location.
  - Building feature addresses the manner in which buildings and structures relate to their lots, surrounding buildings, and street frontage. The shape of the building, the land area to volume ratio, and the orientation of the building has a significant impact upon the character of an area.

Building form standards control height, placement, building configuration, parking location, and building transparency applicable to the site context.

( [Ord. No. 2019-487](#), § 1, 7-16-19)

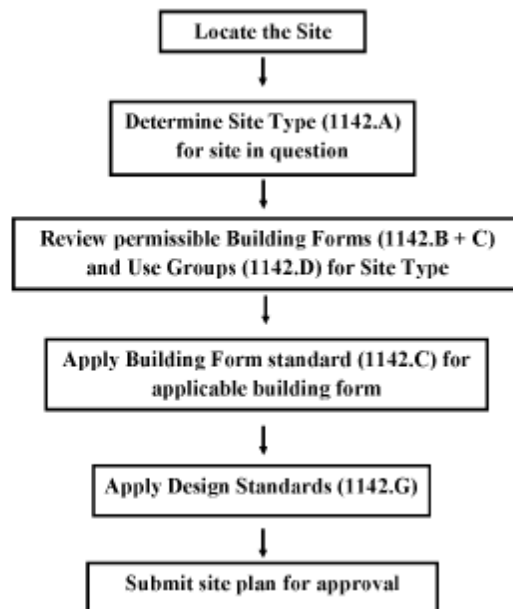
**Sec. 1141. - Applicability and organization.**

**A. *Applicability.***

1. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this article and other applicable requirements of this ordinance.
2. The requirements of this article shall not apply to:
  - a. Continuation of a permitted use within an existing structure.
  - b. Changes of use within existing structures that do not require increased parking.
  - c. Normal repair and maintenance of existing structures that do not increase its size or parking demand.

**B. *Regulating plan.*** The Ecorse Road form based district shall be governed by a regulating plan that is specific to the area.

1. The regulating plan based on the site type determines building form and allowable use for each property within a form-based district.
2. The regulating plan is based on three factors: site type; building form; and use group.
  - a. *Site types.* Site types, as set forth in section 1142.A., are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
  - b. *Building form standards and types.* Building form standards and types, set forth in section 1142.B. and C., establish the parameters for building form, height, and placement, and are specifically applied to each district based upon the regulating plan.
  - c. *Authorized use groups.* Authorized land uses are organized by use groups. Authorized use groups, as set forth in section 1142.D., are specifically applied to each district based upon the regulating plan.
3. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
  - a. Find the site in question on the regulating plan map.
  - b. Identify the site type for the site in question. Sites will be classified site type A, B, or C.
  - c. Consult the use groups and building forms permitted table in which the site is located. The table will identify if a use group or building form is permitted, permitted with conditions, or not permitted for the site type and street type combination of the site in question.
  - d. Follow the regulations for the chosen building form when designing the development application. Building form regulations are established in section 1142.B. and 1142.C.
  - e. Follow the design standards as listed in section 1142.G.
  - f. Obtain site plan approval or special use approval for the chosen building form and use, as appropriate.



- C. *Design standards.* General design standards, set forth in section 1142.G., are supplementary to other requirements of the ordinance. Generally, the design standards regulate building placement, parking orientation, landscaping, and other site design requirements.
- D. *Modification of district boundaries.* Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of article XXVII, changes and amendments.
- E. *Modification of regulating plan.* Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the planning commission, notice and after conducting a public hearing in accordance with section 2703.

The planning commission shall consider the following in making a determination to modify a site type or street type designation:

1. The applicant's property cannot be used for the purpose permitted in the form-based district.
  2. Area has been added to or deleted from the subject property in question, requiring the modification.
  3. The proposed modification and resulting development will not alter the essential character of the area.
  4. The proposed modification meets the intent of the district.
  5. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.
  6. Modification to the regulating plan is in conformance to the master plan and placemaking plan.
- F. *Nonconformities.* Nonconformities shall be regulated in accordance with article XXII of the zoning ordinance.

( [Ord. No. 2019-487](#), § 1, 7-16-19)

Sec. 1142. - Standards.

A. *Site types.*

1. *Site type A* (neighborhood residential or mixed-use sites). Site type A is composed of lots one-half acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site type A is generally located in areas which serve as a transition between the Ecorse Road and neighboring residential areas. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses.
2. *Site type B* (neighborhood commercial/office or mixed-use sites). Made up mostly of lots between one-half and one acre in area, the site type B category may include free standing single-use sites developed for commercial and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food-service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.
3. *Site type C* (community commercial/office and mixed-use sites). The sites in site type C are mostly larger than one acre in area. Site type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market.

B. *Building form standards.*

1. The ERFC district permit a series of building forms, dependent on the site context. The building forms, set forth in [section] 1142.C., are designated within the district location based on the regulating plan. Building forms are classified in the following manner:
  - a. Permitted building forms. These building forms are permitted as of right in the locations specified.
  - b. Prohibited building forms. Building forms that are not identified as permitted in the locations specified are prohibited.
  - c. Exceptions: For all building forms in all locations, awnings, signs, other projections (architectural projections, bay windows, etc.) may project beyond the required building line by up to five feet. Projections will be reviewed by the township to ensure public safety.
2. The regulating plan dictates the site type for each individual property in the district. Building forms are identified within each district as permitted or not permitted based upon the site type.
3. Non-residential development height, setback, and greenbelt provisions when adjacent to any residentially zoned or used property.
  - a. Setback and greenbelt:
    - i. Site type A and B. The following setback and greenbelt shall be provided for any parcel zoned site type A or B that is adjacent to a residentially zoned or used parcel.
      - a. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening constructed alley or street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the building on the parcel zoned ERFB.
      - b. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum ten-foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened with a solid fence or decorative wall

up to six feet in height erected parallel to any common lot line, with a ten-foot wide planting strip along the base of the wall or fence that consists of one evergreen tree and one canopy tree per 30 lineal feet along the property line.

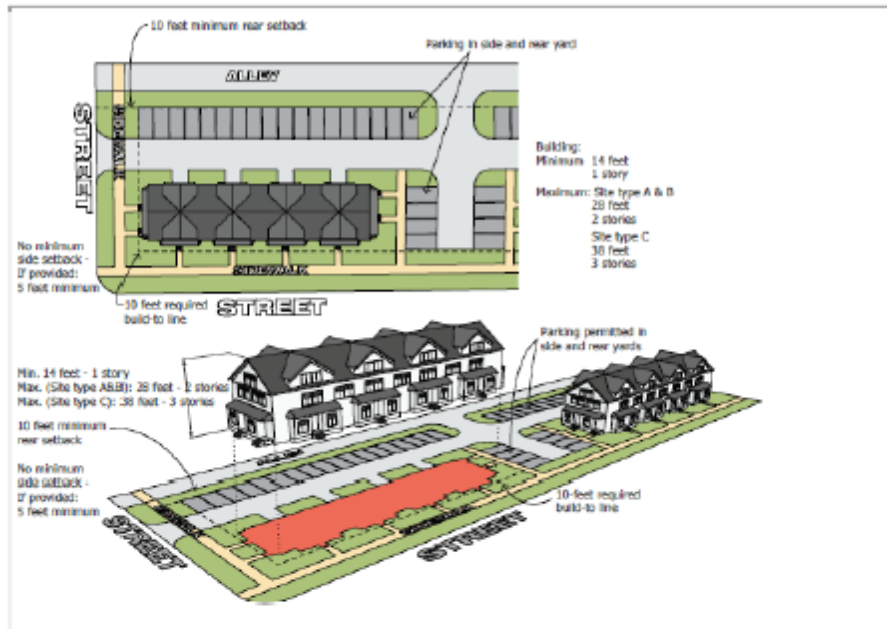
- c. The planning commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the planning commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the planning commission shall consider the standards as set forth in section 1142.B.3.b.
- ii. Site type C. The following setback and greenbelt shall be provided for any parcel zoned site type C that is adjacent to a residentially zoned or used parcel.
  - a. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, the setback from the property line of the residentially zoned or used parcel shall be no less than one and one-half times the height of the building on the non-residential parcel.
  - b. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped in accordance with section 2108.C.
  - c. The planning commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the planning commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the planning commission shall consider the standards set forth in section 1142.B.3.b.
- b. Deviation standards:
  - i. Height, setback, and greenbelt deviations may be granted by the planning commission if the following is found:
    - a. The deviation shall not adversely impact public health, safety, and welfare.
    - b. The deviation shall maintain compatibility with adjacent uses.
    - c. The deviation shall be compatible with the master plan and in accordance with the goals and objectives of the master plan and any associated subarea and corridor plans.
    - d. The deviation shall not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
    - e. The deviation shall be in compliance with all other zoning ordinance standards.
    - f. The deviation shall not adversely impact any on-site or off-site natural features.

**C. Building form types.**

<b>Table 1142a-1</b>
<b>Building Form A.1</b>
Building form A.1: Small, generally single-purpose buildings for residential. Typically situated on a smaller lot, adjacent to single-family residential.
<b>Building Height</b>

Minimum 1 story, 14-foot height, maximum 2 stories, 28-foot height (site type A and B), Max: 2 stories, 38-foot height (site type C)		
Building Placement		
Front yard: 10-foot required build-to line <sup>1</sup>  75% of the building facade must meet the required build-to line, while up to 25% of the facade can be set back to allow for architectural consideration.	Side yard: No minimum side setback If provided, minimum 5 feet. For corner lots, side street yard, minimum 5 feet.	Rear yard: Minimum 10-foot rear setback
Lot		
Impervious surface: Maximum 80%  Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to-line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to-line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
<sup>1</sup> The planning commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		





**Table 1142a-2**

**Building Form A.2**

Building Form A.2: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated on a smaller lot within the district, adjacent to single-family residential.

**Building Height**

Minimum 1 story, 14-foot height, maximum 2 stories, 30-foot height

**Building Placement**

Front yard: 10-foot required build-to line<sup>1</sup>  
75% of the building facade must meet the required build-to line, while up to

Side yard: No minimum side setback  
If provided, minimum 5 feet.

Rear yard: Minimum 10-foot rear setback

25% of the facade can be set back to allow for architectural consideration.	For corner lots, side street yard, minimum 5 feet.	
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# **Lot**

<p><b>Impervious surface:</b> Maximum 80%</p> <p><b>Access and circulation:</b> Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.</p>	<p><b>Parking location:</b> Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to-line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to-line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.</p>
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<sup>1</sup> The planning commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to-line.

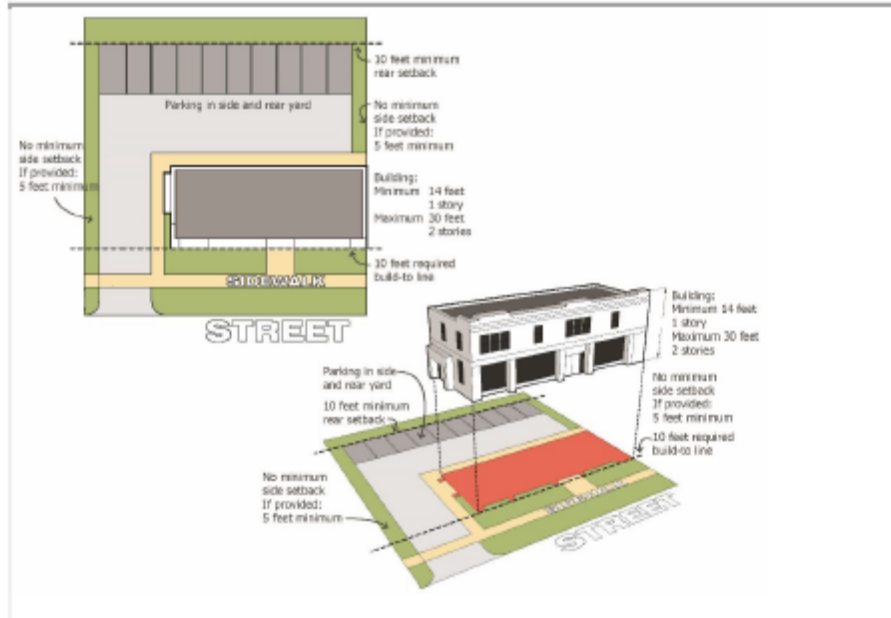
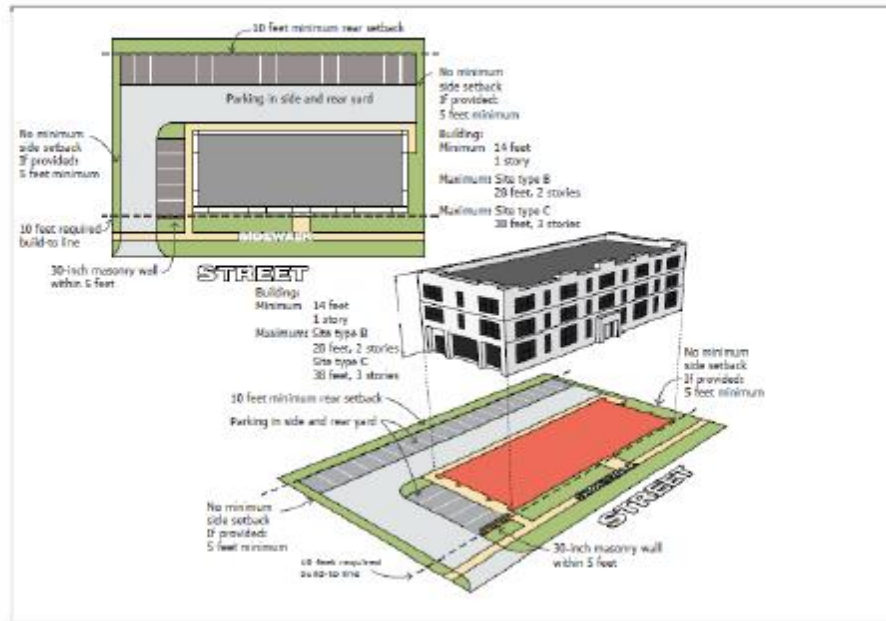




Table 1142a-3 Building Form B		
Building Form B: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.		
Building Height		
Minimum 1 story, 14-foot height, maximum 2 stories, 28-foot height (Site type B), Max: 3 stories, 38-foot height (Site type C)		
Building Placement		
Front yard: 10-foot required build-to line <sup>1</sup> 75% of the building facade must meet the required build-to line, while up to 25% of the facade can be set back to allow for architectural consideration.	Side yard: No minimum side setback If provided, minimum 5 feet. For corner lots, side street yard, minimum 5 feet.	Rear Yard: Minimum 10-foot rear setback
Lot		
Impervious surface: Maximum 80%  Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to-line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to-line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
<sup>1</sup> The planning commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



**Table 1142a-4**  
**Building Form C**

Building Form C: Single or multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant development, although it requires a second story to encourage a mix of use.

**Building Height**

Minimum 1 story, 14-foot height, maximum 3 stories, 38-foot height, Ground floor 14-foot minimum height

**Building Placement**



D. *Authorized use groups.*

1. Authorized uses are categorized by use groups as set forth in table 1142.D. Use groups generally contain similar types of uses in terms of function, character, and intensity.
2. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
  - a. Permitted use groups. These use groups are permitted as of right in the locations specified.
  - b. Special use groups. These use groups are permitted after review and approval by the planning commission, in accordance with the procedures set forth in section 2119 and the standards in this ordinance.
  - c. Prohibited use groups. These use groups not indicated as permitted are prohibited in the locations specified.
  - d. Uses permitted in all locations within the district. Public parks and essential public services are permitted by right in all locations.
  - e. Similar uses. If a use is not listed but is similar to other uses within a use group, the zoning administrator may make the interpretation that the use is similar to other uses within a use group.

The zoning administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special use. The zoning administrator may obtain a recommendation from the planning commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

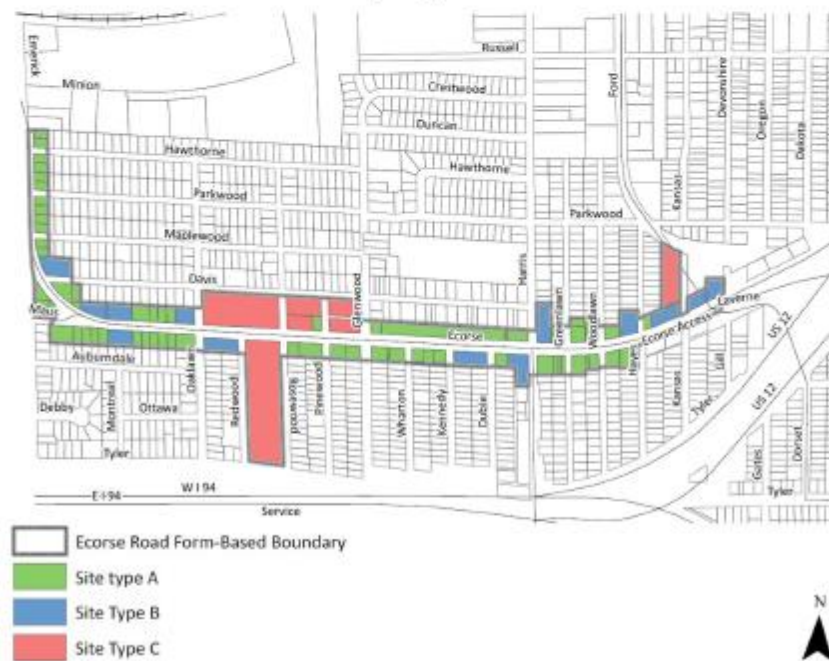
**Table 1142.D**  
**Use Groups by Category**

<b>Use Group 1</b> <b>Residential Uses:</b>
One-family detached and attached dwellings, subject to regulations in section 1801
Two-family dwellings
<b>Use Group 2</b> <b>Misc. Residential/Related Uses:</b>
Multiple-family dwellings
Live/work units
Child care centers, subject to regulations in section 1861
Bed and breakfast, subject to regulations in section 1808

<b>Use Group 3</b> <b>Office/Institutional:</b>
Civic buildings
General office
Professional and medical office
Primary/secondary schools (private)
Publicly owned/operated office and service facilities
Veterinary clinics or veterinary hospitals, subject to regulations in section 1820 and section 1821, respectively
<b>Use Group 4</b> <b>Retail, Entertainment, and Service Uses:</b>
Financial institutions
General retail
Food use without a drive-through
Personal services
Business services
<b>Use Group 5</b> <b>Misc. Uses:</b>
Commercial kennels/pet day care
Medical clinics and hospitals
Technology centers/office research/data center
Funeral homes

Senior assisted/independent living
Group day care homes, subject to regulations in section 1861
Lodging
Places of worship
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments

E. Ecorse Road form based code district regulating plan.



F. *Ecorse Road form based code district regulating plan table.*

Site Type	Building Form	Use Group		
Site type: A	Permitted building form	A1, A2	Permitted use group	1, 2, 3, 4
			Special use group	—
Site type: B	Permitted building form	A1, A2, B	Permitted use group	2, 3, 4
			Special use group	
Site type: C	Permitted building form	B, C	Permitted use group	2, 3, 4
			Special use group	5

G. *Design standards.* In addition to standards set forth in this ordinance, all proposed development shall comply with the standards set forth herein.

1. *Pedestrian/non-motorized access.*

- a. *Intent.* To ensure that site layout and building design provides safe and convenient pedestrian and bicycle access both to and within a site and between adjacent sites.
- b. *Standards.*
  - i. A pedestrian connection shall provide a clear connection between the primary street upon which the building fronts and the building. Connection may include pavement striping.
  - ii. Pedestrian access shall be clearly identified from parking areas and all entrances to a building.
  - iii. Where appropriate, sidewalks fronting the public right-of-way should be designed to accommodate space for activities such as outdoor dining.
  - iv. All sites shall provide a bike rack for at least two bicycles within 50 feet of the building entrance.

2. *Building placement and orientation.*

- a. *Intent.* To require building placement that provides a strong visual and functional relationship with its site, adjacent sites, and the primary street upon which the site is located. Ensure consistency within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.
- b. *Standards.*
  - i. Setbacks and building orientation shall reinforce a consistent pattern of siting.



- ii. Primary building entrances shall be located so that they are easily identifiable with convenient public access.
  - iii. Buildings should enhance street corners through the use of prominent architectural or site features.
- 3. *Parking placement, orientation, and screening.*
  - a. *Intent.* To provide a circulation system that efficiently moves vehicles in a well-defined manner, while reducing the visual impact of parking areas and mitigating conflict between pedestrians, bicycles, and automobiles.
  - b. *Standards.*
    - i. Required parking. Off-street parking shall be provided for a principal use erected, altered, or expanded after the effective date of this ordinance in accordance with the standards set forth in section 2104.
      - a. The form based districts are intended to encourage pedestrian and friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking and flexibility in application set forth in section 2104.
      - b. The placement and design of parking areas and structures shall foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking. Pedestrian access shall be provided between all parking areas and public building entrances.
    - ii. Location.
      - a. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than 25 percent of the total site's linear feet along the required building line or 60 feet, whichever is less, shall be occupied by parking.
      - b. For a corner lot, no more than 25 percent of the site's cumulative linear feet along the required building lines or 60 feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.
      - c. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in [section] 2108.
- 4. *Architectural design and building materials.*
  - a. *Intent.* To create a character for the form-based district that encourage the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.
  - b. *Architectural design standards.*
    - i. Building massing and scale.
      - a. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur through step-backs as a building ascends upward.
      - b. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.
      - c. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
    - ii. *Facade variation.*



- a. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.
  - b. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
  - c. Material selection shall be consistent with architectural style in terms of color, shades, and texture, however monotony shall be avoided.
- 5. *Transparency.*
  - a. *Intent.* The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.
  - b. *Transparency standards.* These standards apply only to buildings with non-residential uses on the ground floor:
    - 1. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective or opaque glass do not meet the definition of façade transparency.
    - 2. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than 50 percent windows and doors, and the minimum transparency for facades facing a parking area shall be no less than 30 percent of the façade.
    - 3. First-floor transparency is measured between two and eight feet above the first-floor elevation.
    - 4. Nothing shall be placed on or inside window to reduce transparency less than the 50-percent requirement.
    - 5. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.
- 6. *Landscaping.*
  - a. *Intent.* To incorporate appropriate landscaping to enhance visual appearance, provide transitions between properties, and screen unsightly areas.
  - b. *Landscaping standards.*
    - 1. In addition to the standards set forth in section 2108, the following standards shall be met.
    - 2. Landscaping shall conform and incorporate existing landscape and topographic features.

3. Landscaping within courtyards, patios, and pedestrian realm may include hardscape and softscape materials.
  4. Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.
  5. Landscaped areas, including landscaped parking islands and medians, shall be separated from vehicular and pedestrian encroachment by curbs and raised planting areas.
8. *Loading and storage areas.*
- a. *Intent.* To ensure that loading, storage, and other building utility features are designed to be a part of the overall building as so to reduce the visual impact.
  - b. *Standards.*
    1. *Utilities and mechanical screening.*
      - a. Utility structures located between the building and the public right-of-way shall be screened as set forth in article XXI. Screening may include walls, fencing, or landscaping that is consistent with the character and materials of the development.
      - b. Trash enclosures shall be placed adjacent to the rear wall of corresponding buildings or shall be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements. Trash enclosures shall be screened as set forth in article XXI with walls, fencing or landscaping that are consistent with the character and materials of the development.
    2. *Loading.*
      - a. Service areas shall be designated by markings and/or signage to delineate them from pedestrian access and limit conflicts between service/delivery vehicles and patrons (e.g. pedestrians, bicyclists and transit users).
      - b. Loading and service areas shall be located on the sides or rears of the buildings.
      - c. Loading and service areas shall be screened from the public right-of-way with the use of fencing, landscaping, or walls.

( [Ord. No. 2019-487](#) , § 1, 7-16-19)