

General

- Neighbors/neighborhood organizations strongly insist on the development respecting the environment of the Asylum Lake property and it's natural features regarding the overall design and use of the property

Developer: We are mindful of this too and want to make sure our project makes for a good neighbor to this important Kalamazoo resource. As such, we have spent nearly a full year working with the City staff and the Natural Features Protection group – which consists of various stakeholders from the City, Asylum Lake Preserve, MDEQ, and Western Michigan University – to design a site that does just that.

- How will the current site owner work to have renters/tenants and/or possible owners of parts of the property comply with the intent of the Master Plan Natural Features Protection Overlay and the above captioned Committee recommendations?

Developer: The NFP Overlay is built into the intelligence of the site design. Following nearly a year's worth of meetings with the NFP, the various disparate inputs were distilled into five fundamental categories, to be addressed by the project as follows:

1. ***SLOPE/EROSION CONTROL: To maintain the integrity of the asylum lake preserve (ALP) slope, all development activity will be set back a minimum of 25' from the majority of the ridge line where practical. In addition, we have set aside a large tract of land near the southwest corner of the property as a "no disturb" NFP area based on input from NFP group relating to habitat in that area.***
2. ***HABITAT MAINTENANCE & PRESERVATION: The largest concentration of NFP area is located near the southwest corner of the property, which is the highest habitat value of the ALP. Moving beyond the NFP area, the developer will use native plant species for landscape plantings throughout the project. Additionally, the developer will work to avoid removal of large, viable tree clusters to the extent practicable in two specific areas identified in the discussions with the NFP group.***
3. ***HISTORIC PRESERVATION: The NFP listed two areas of historic preservation interest – the railroad trestle and the farmhouse. With respect to the railroad trestle, the parties recognize that it poses significant liability risk to the developer and is in an area of the site that has various other complicating factors relating to management of storm water runoff from Stadium Drive, Stadium Apartment complex, and other upstream areas entering the property at the northeast boundary. With respect to the farmhouse, the developer is committed to making the same available for relocation by the City or a third party to the extent desired by the City. The developer will also commit to contributing an amount equal to the anticipated cost of demolition of the farmhouse towards its relocation. The developer welcomes any contacts that the associations may have to assist with the farmhouse relocation.***
4. ***STORM WATER: The developer is committed to and has been working closely with the City's storm and sanitary water management personnel to ensure that the project complies with applicable environmental controls – including the applicable wellhead protection overlay. The developer is also committed to utilizing environmentally favorable techniques, such as bio-swales, to treat storm water – both originating on-site and from upstream – before it infiltrates to the natural system. At present, storm water flows unabated and untreated from Stadium Drive, Stadium Apartment complex, and other upstream areas through the property and into the ALP (and ultimately, into Asylum Lake). As discussed and demonstrated in more detail at the meeting, the site design includes a bio-swale system for collecting, containing, and naturally treating not only the on-site runoff, but also the previously uncontained and untreated flow from upstream prior to its natural discharge downstream. This will result in***

improvements in both the rate of flow and the quality of water being discharged downstream. See Exhibit A.

5. **AESTHETICS FROM ALP:** *The property sits at significant elevation above and a significant distance from Asylum Lake. The space between the property and Asylum Lake is full of mature tall trees that provide natural screening from the lake, the effect of which is enhanced significantly by the elevation change. The commitment to keep development set back from the Southern boundary and the ridge line (and therefore, take advantage of the natural screening afforded by the tree canopy on the slope) coupled with the commitment to do natural plant infill within the no-disturb area will all be designed to preserve the aesthetics from within ALP. Exhibit B-1 depicts the view of the development site from the southern shore of Asylum Lake; it is a rendering which shows the view of the site as developed and fully constructed. Although it is a rendering, the size, shape, and location of the trees and related vegetation is based upon our tree survey and aerials of the area, and as such, is a fairly accurate representation of reality. As you can see, the slope and existing tree cover that will be maintained significantly and effectively screens the development. Exhibit B-2 is an elevation cross-section which puts this in sharper relief; note that while this elevation shows no vegetation in the 25' buffer, that is simply for illustrative purposes to show the proposed building; in reality, that 25' buffer is the no-disturb NFP area so whatever naturally-occurring vegetation exists there today will be in that area.*

- Anticipated life-cycle of the development?

Developer: *Unknown.*

- This property is a “western gateway” into the city. Is there any plan (or direction from the city) that takes this feature into account?
 - For example, the Costco development did extensive landscaping

Developer: *In connection with the site planning, we will develop a landscape plan that will comply with, and likely exceed the requirements of, the zoning ordinance. The developer expects that the quality of this development will be aesthetically as or more pleasing than what has been developed on the other corners adjacent to the property. Primarily, our charge and direction to this point has been to try to respect and protect the ALP and integrate its natural features where possible, which is what we have done.*

Vegetation

- Plans for management of the natural vegetation?

Developer: *See #2 in NFP answer above.*

- Plans for preservation of the tree canopy?

Developer: *See #2 in NFP answer above.*

- Does the plan give the old trees at the top of the slope ample room for their extensive root systems?

Developer: *There was extensive dialogue and discussion concerning the width of the NFP buffer, and this was one of the considerations that went into the determination that it be 25'. Additionally, see #2 in NFP answer above.*

- flora and fauna : management/retention plans

Developer: *This will be more fully developed as the landscape plan to be part of the site plan application is developed, but for the time being, see #2 in NFP answer above.*

Water

- Storm water management plans for:
 - Surface runoff (where?)
 - Treatment of it before it gets to Asylum Lake?
 - Subsurface discharge (e.g., through dry wells)
 - collection/conveyance/discharge via storm water pipes or other structures
 - Management of associated sediment, salt/de-icers, and on-site chemicals

Developer: This will be more fully developed as the site plan application is developed, but for the time being, see #4 in NFP answer above

- How will you handle/correct the severe erosional gully located on the east part of the property?
 - It is oriented approximately north-south and points downslope towards Asylum Lake
 - It appears that the gully could possibly be due to the storm water outfall located on the south side of Stadium Drive near the east property line (near Stadium Dr. Apartments).

Developer: This will be more fully developed as the site plan application is developed, but for the time being, see #4 in NFP answer above.

- Water table concerns

Developer: Unclear what the question is.

- What are the plans for the city sewer line that runs through the property?

Developer: It will be relocated in a manner which will actually cause it to operate more cleanly and efficiently. We are working with City staff on that issue now.

- Plans for compliance with the Wellhead Protection Area (WHPA) issues, including:
 - Site-specific safety precautions related to protection of the soil and groundwater from on-site chemical releases/spills (e.g., from car wash/oil change shop, etc.).

Developer: We care deeply about the environment as well, and as such, our typical system is very carefully designed in this regard. Nevertheless, we are working with the City on this issue and the result will be a setup that meets (or, more likely, exceeds) the requirements.

Lighting

- What kind of lighting would be used on the property that would not cause light pollution in the Preserve?

Developer: This will all be part of the site plan approval process (which is a separate process from the rezoning). We do not have a lighting plan as we sit here because it's generally one of the last portions of the site plan to be developed since it requires the rest of the site to be essentially final before it can be designed. At this stage, we are pursuing the rezoning, then we will work on the site plan and the lighting plan. I can tell you that we intend for it to comply with all City requirements.

Noise

- Accommodation to noise pollution (any buffers)?

Developer: This will all be part of the site plan approval process (which is a separate process from the rezoning) as well. We do not expect there to be significant noise generate from the site that would be an issue, particularly with NFP buffer in place.

Development Itself

- Planned entrances to the property:
 - Where?
 - Would an entrance off Drake Rd (the present driveway to the Vermeulen house) be used?
 - If so, how without causing major traffic tie-ups near the corner of Drake and Stadium?
 - What were MDOT's recommendations for entrance(s) off Stadium Dr.?

Developer: We are working with the City and MDOT on the access points. At present, we are planning on one access from Drake (near the current Vermulen driveway) and two on Stadium. Preliminarily, these have been well-received by MDOT and the City, but those discussions are ongoing. This will be part of the site planning.

- Traffic:
 - Traffic volume estimates into, out of the site

Developer: Under review as part of the traffic study in connection with the access, site plan, and related processes.

- How tall with the buildings be?
 - What restrictions will be adhered to regarding the building height in the vicinity of the southern boundary along the Preserve?

Developer: City zoning ordinance governs this, although we have no reason to expect that we will be near the maximum allowable height.

- Buffering along Preserve: Any plans to shield the Preserve from any of the commercial development?

Developer: See #5 in NFP answer above.

- How much (%) of the land will be covered by buildings and concrete parking lots?

Developer: Have not done the calculations yet as site plan is still being developed, however, the zoning ordinance provides maximum lot coverage ratios, which we will remain within (we do not expect to seek a variance from these maximums). Historically, the developer typically exceeds the green space requirements in ordinances in other locations where it has developed projects. Landscaping is an integral part of our total architecture as we believes it adds to the well-balanced appearance of our facilities.

- How do you plan to fill in the property and bring it to street level?
 - Where is that soil coming from?
 - What kind of fill dirt will be used?
 - How will you insure that it will not contain elements that would pollute the water table?

Developer: This is all regulated by various codes. Indeed, as indicated previously, the net result here will be an improvement in the water quality being discharged from Stadium Drive and further north.

- What is included in the development besides a strip mall and a car wash?

Developer: At this point, that is unknown because users have not yet been identified, but we anticipate a retail, restaurant, and residential component. That said, it's too early to know that for sure.

Historical Aspects

- Any plans to preserve, or at least record and honor, the anthropogenic structures and history of the site?:

- The (former) Michigan Central Railroad right-of-way remains as a tremendous historical feature on the property. The underpass walls were defined in the deed (1847) selling the narrow stretch of Rodolphus Loring's property to the railroad. (See Liber L, page 304, Kalamazoo County Register of Deeds). The purpose of the underpass, as spelled out in the deed, was to give Mr. Loring access to his farmland on both sides of the railroad grade.
 - How will this old railroad right-of-way and the underpass walls be preserved, undisturbed, and showcased on this property?
 - What is to become of the original home (late-1840s) on the property?
 - Trails throughout the property
- Would the development team agree to work with Kalamazoo's Historic Preservation Coordinator (Sharon Ferraro) in the event that they come across any historical artifacts which would be of educational value to the Kalamazoo community and then donated to a (public) place of Sharon's preference?

Developer: Sharon and the City have been intimately involved in this project for the last year. See #3 in the NFP answer above.

Natural Features Protection (NFP) Overlay

- How is this being addressed?
 - By developer
 - What specific (if any) direction have you received from the city?

Developer: See NFP answer above.

- Buffer
 - When you talk about a 25 foot buffer, does it start from the bluff going North, not from the water's edge?
 - Plans to save any of the oak forest?
 - If so, that 25 foot buffer can't be a straight line as it will have to zig zag to protect the root system of the oak trees?

Developer: The Asylum Lake water's edge is, at its closest point, at least 150' from the property's southern boundary line. When we talk about setback and buffer, our reference point is northward from that southern property line. As such, the 25' NFP buffer, when measured from the Asylum Lake water's edge is, in fact 175' at its nearest point. This 25' NFP buffer was arrived at over the course of nearly a year's worth of meetings with the NFP group based, in large part, on this very issue. In addition to the 25' buffer along most of the boundary, it gets much wider along the western edge to preserve the area the NFP group was particularly concerned with. Additionally, there are two areas identified where the developer will exercise even greater caution to attempt to preserve and incorporate potential tree clusters along the buffer. See also #1 and #2 in NFP answer above.

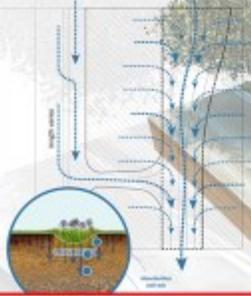
- Slopes - Plans for preservation of the slope and maintenance of slope stability?

Developer: There are various regulatory erosion controls that the Developer will be obligated to comply with. If you are talking about the slope to the south of the ridge, the vast majority of that is off-site and further protected by the 25' buffer along the top of the ridge. See discussion in #1 in NFP answer above.

BIO-SWALE TREATMENT:

PRELIMINARY SITE PLAN - DRIVE AND SHINE PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

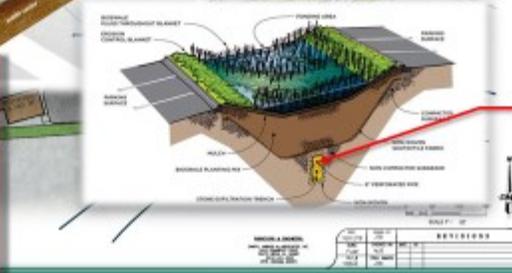
BEST MANAGEMENT PRACTICES BIOSWALE



EXISTING STORM WATER RUN-OFF FROM MDOT/STADIUM DR. MUST BE MAINTAINED BY PROPERTY OWNER. THIS RUN-OFF CURRENTLY ENTERS ASYLUM LAKE WITHOUT BEING TREATED

EXISTING WATER PATH WILL BE USED TO CREATE A BIO-SWALE RETENTION SYSTEM THAT NATURALLY TREATS RUN-OFF PRIOR TO ENTERING ASYLUM LAKE

- RESULTS FROM BIO-SWALE APPLICATION**
- PROTECTS LOCAL WATERWAYS (ASYLUM LAKE) FROM STORM WATER POLLUTANTS
 - CREATES HABITAT FOR WILDLIFE
 - REDUCES NON-POINT POLLUTION BY FILTERING STORM WATER
 - REDUCES STANDING WATER (PUDDLES) THAT CAN ATTRACT MOSQUITOES
 - CREATES COLORFUL GARDENS WITH A VARIETY OF FLOWERS AND PLANTS YEAR ROUND
 - REQUIRES LITTLE MAINTENANCE AFTER ESTABLISHMENT



STORM WATER RUN-OFF FROM PROPOSED INTERNAL ROADS WILL BE CONVEYED TO AN UNDERGROUND CHAMBER SYSTEM, THEN RELEASED INTO THE BIOSWALE FOR TREATMENT AT A REGULATED RATE

Exhibit B-1

View from Southern Shore of Asylum Lake

APARTMENT I LAKE ELEVATIONS (CURRENT PROPOSAL)

LAKE AERIAL VIEW (10.30.2018)



Exhibit B-2

Elevation Cross-Section

APARTMENT I LAKE ELEVATIONS (CURRENT PROPOSAL)

SITE SECTION (NORTH/SOUTH) (10.30.2018)

LAKE ELEVATION
APPROX. 866.00'

25' BUFFER

BUILDING ELEVATION
APPROX. 892.00'

