

An aerial photograph of a city street intersection. The street runs diagonally from the bottom left to the top right. There are several buildings, including a large one with a dark roof and a smaller one with a light roof. There are also parking lots with cars. The background is a faded version of the same aerial view.

721 North Main

Conceptual Site Development Alternatives

City-Wide Meeting #2

11/28/12

Agenda Outline

1. Introductions
2. Project Process and Schedule
3. Feedback from City-Wide Meeting #1
4. Technical Committee Recommendations
5. Proposed Site Plan
6. Potential Active Uses
7. Discussion/Feedback
8. Next Steps

Project Timeline

Task 1: Information Gathering and Options Consensus – **Complete**

Task 2: Phase 1 Environmental Site Assessment – **Complete**

Task 3: Conceptual Site Development Plan – *November/December*

– **City-Wide Meeting #2: November 28th, 2012**

– North Main Vision Task Force Meeting: December 5th, 2012

– Provide recommendations to City Council: December 17th, 2012 target

Task 4: Funding Options – *November/December*

Task 5: Plan Actions – *January 2013*

– Presenting to Commissions

Task 6: Grant Applications

– Connecting Communities (due December, 2012)

– MDNR Trust Fund (due April, 2013)

The above grants are currently being pursued; opportunities for additional funding are being explored.

721 N. Main – Council Resolution

City Council Resolution to Establish North Main- Huron River Corridor Vision Taskforce

May 21, 2012

- RESOLVED, This task force's efforts should result in a recommendation to Council for the best use of **721 N. Main** as part of the Allen Creek Greenway trails by **December 31, 2012;**



721 N. Main – Council Resolution

Approved by Ann Arbor City Council

August 15, 2005

- RESOLVED, That the area of the City properties at 415 W. Washington and **721 N. Main** within the floodway will be included in the new Greenway. The remaining portion of these sites will be reserved for mixed use, which could include additional park or Greenway area, space for non-profit organizations, art, housing, and/or commercial entities.

Feedback from City-Wide Meeting #1: Goals (Priorities)

(28 responses)

Question: What are your priorities for improving the property at 721 N. Main? For the items below, rank in order from 1 to 7 of highest priority (1) to lowest priority (7).

<u>Rank</u>	<u>Average</u>	<u>Goal Priorities</u>
1	(2.5)	Enhance the surrounding neighborhood character and vitality
2	(3.4)	Create connections to community assets
3/4	(3.6)	Make the site more attractive (e.g. improve as a gateway into town)
3/4	(3.6)	Increase ecological value (e.g. native landscaping, create habitat)
5	(3.8)	Improve water quality
6	(4.2)	Expand recreation opportunities
7	(6.9)	Explore site development opportunities

NOTE: *The above is a ranking of the goals in order of highest to lowest based on the average scores (in parenthesis) for each goal.*

Feedback from City-Wide Meeting #1 : Future Preferences

(28 responses)

Question: For each item below, circle where your preferences lie, on the 1-5 scale. Please share comments that may clarify your responses and reasoning.

<u>Recreation + Public Use</u>	Low (1 or 2)	Med (3)	High (4 or 5)	
Minimal required open space	2	5	21	Maximize open space
Passive recreation focus	5	9	13	Active recreation focus
No special programming	4	12	12	Maximize site for special programming events
No special civic facilities	6	9	11	Maximize site for civic facilities
<u>Character, Culture, Ecology</u>				
Natural character	21	5	2	Urban character
Limited cultural/natural interpretation	7	8	12	Emphasize cultural/natural interpretation
No habitat creation	7	7	14	Maximize habitat creation
Minimal stormwater management	1	6	21	Maximize stormwater management
<u>Development + Private Use</u>				
No private development	22	3	2	Maximize private development
No residential focus	13	8	5	Residential focused
No office/workplace focus	16	9	2	Office/workplace focused
No light industrial/incubator	18	4	5	Light industrial/incubator focused

“Common Themes” from Written Comments + A2 Open City Hall

Greenway, bike/pedestrian paths (15 comments)

“Max open space connect to conceptual Greenway and Argo”

Civic facilities and Flex Space (10 comments)

“Interested in the possibility of having some sort of performance stage venue or shared art space.”

Dog Park (8 comments)

“[A] dog park would be valuable to the neighborhood and greater Ann Arbor area.”

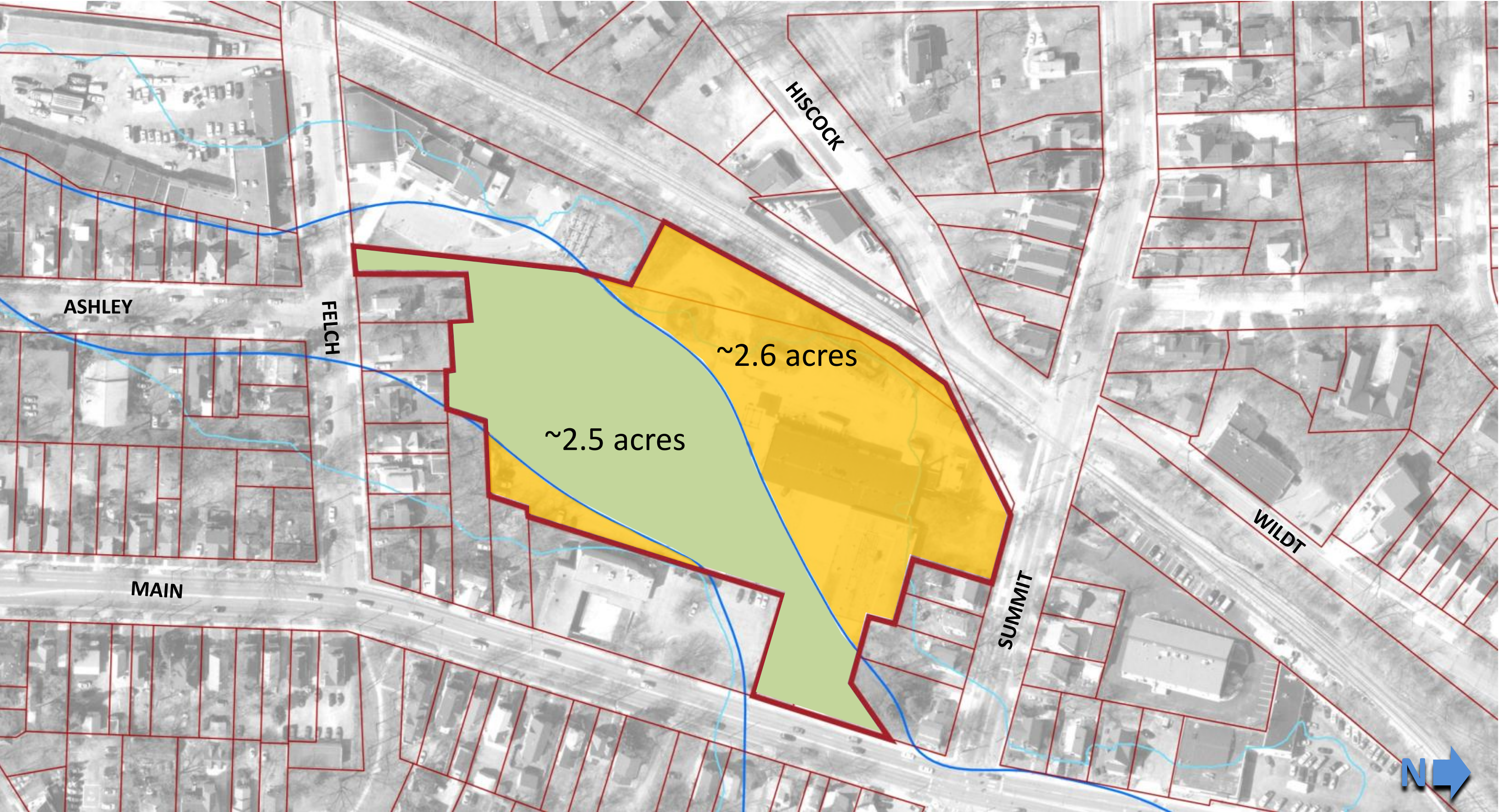
Development – Residential Preferences (5 comments)

“If development occurs, residential focus would be preferred, but NOT high rises.”

Stormwater Management and Water Quality (4 comments)

“Enhancement of water quality and flow is very important”

721 N. Main Technical Committee Recommendations (Oct 24, 2012)



721 N. Main Technical Committee Recommendations (Oct 24, 2012)

Recommendation:

- Per City Council Resolution 374-8-05 approved on August 15, 2005, the area of the City properties at 721 N. Main within the floodway will be included in the new Greenway.
- The 721 N. Main Technical Committee recommendations are to **develop walking and biking paths within the approximately 2.5 acre floodway portion** that will form the first component of the Allen Creek Greenway. Paths should connect from Felch Street to both N. Main and West Summit Streets.
- It is the hope of this committee that the development of such paths at 721 N. Main will **encourage future connections beyond the site** limits to the Washtenaw County Border-to-Border Trail and the Allen Creek Greenway.

721 N. Main Technical Committee Recommendations (Oct 24, 2012)

Recommendation:

- It is essential that any development of open space coincide with efforts to **activate** the amenity and the timing of a grant application.
- Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration).

721 N. Main Technical Committee Recommendations (Oct 24, 2012)

Recommendation:

- Investigate **the existing masonry buildings outside of the floodway for potential reuse.**
- The Task Force will provide recommendations for future use based on additional investigations. If buildings are determined to be salvageable, the City should promptly pursue building renovation and occupation.
- Prior to any public use of the site, efforts should be made to **minimize the potential for nuisance activities** around the building.

721 N. Main Technical Committee Recommendations (Oct 24, 2012)

Recommendation:

- If any future development occurs on the non-floodway portion of the site, such development should remain **consistent with the residential scale and character** of the neighborhood and surrounding zoning districts.

Recommendation:

- Within the floodway portion of the site, design strategies and partnerships should be employed to **improve the quality of stormwater**.

721 N. Main Technical Committee Recommendations (Oct 24, 2012)

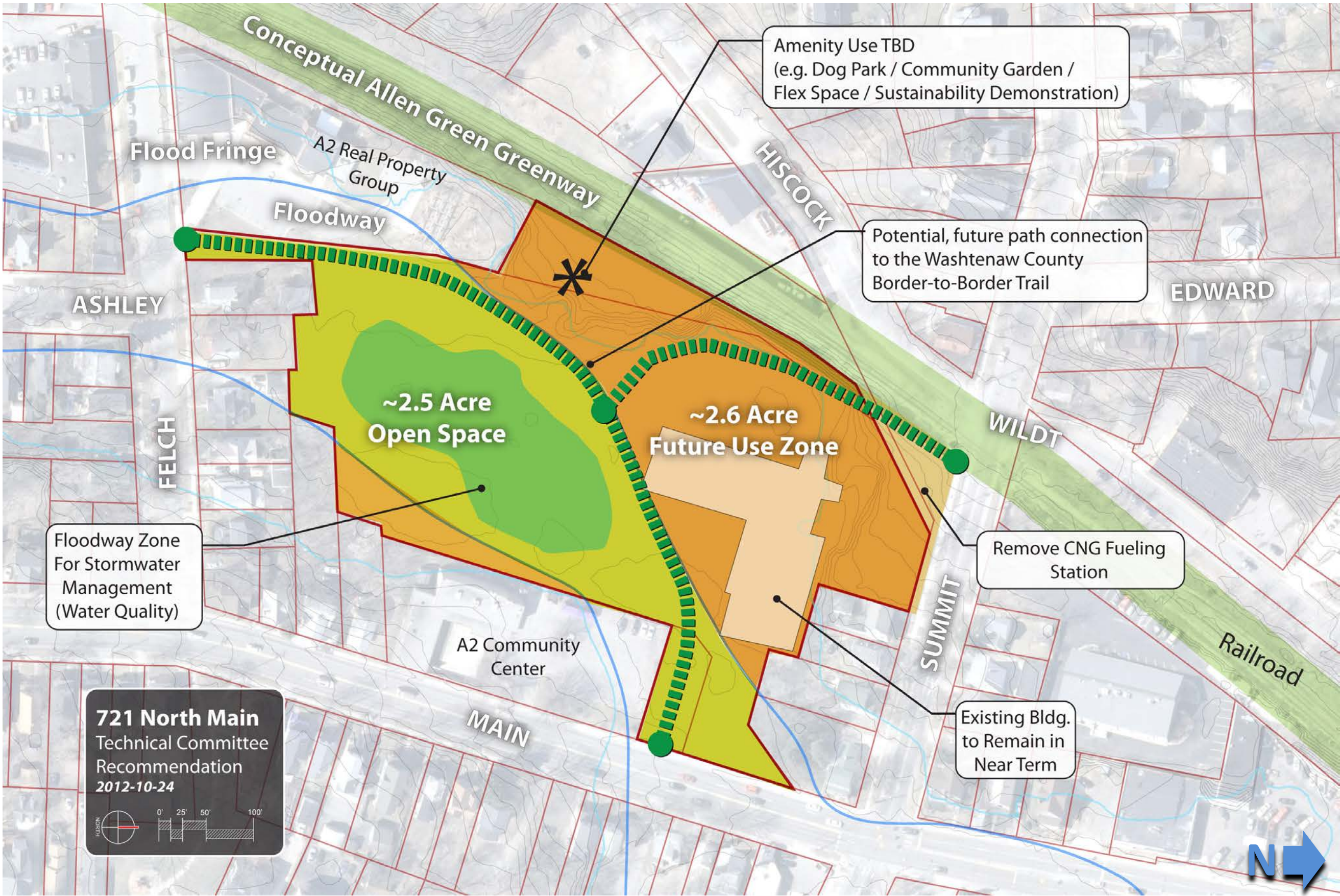
- Per City Council Resolution 374-8-05 approved on August 15, 2005, the area of the City properties at 721 N. Main within the floodway will be included in the new Greenway. The 721 N. Main Technical Committee recommendations are to develop walking and biking paths within the approximately 2.5 acre floodway portion that will form the first component of the Allen Creek Greenway. Paths should connect from Felch Street to both N. Main and West Summit Streets. It is the hope of this committee that the development of such paths at 721 N. Main will encourage future connections beyond the site limits to the Washtenaw County Border-to-Border Trail and the Allen Creek Greenway.
- It is essential that any development of open space coincide with efforts to activate the amenity and the timing of a grant application. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration).
- Investigate the existing masonry buildings outside of the floodway for potential reuse. The Task Force will provide recommendations for future use based on additional investigations. If buildings are determined to be salvageable, the City should promptly pursue building renovation and occupation. Prior to any public use of the site, efforts should be made to minimize the potential for nuisance activities around the building.
- If any future development occurs on the non-floodway portion of the site, such development should remain consistent with the residential scale and character of the neighborhood and surrounding zoning districts.
- Within the floodway portion of the site, design strategies and partnerships should be employed to improve the quality of stormwater.

Additional Considerations:

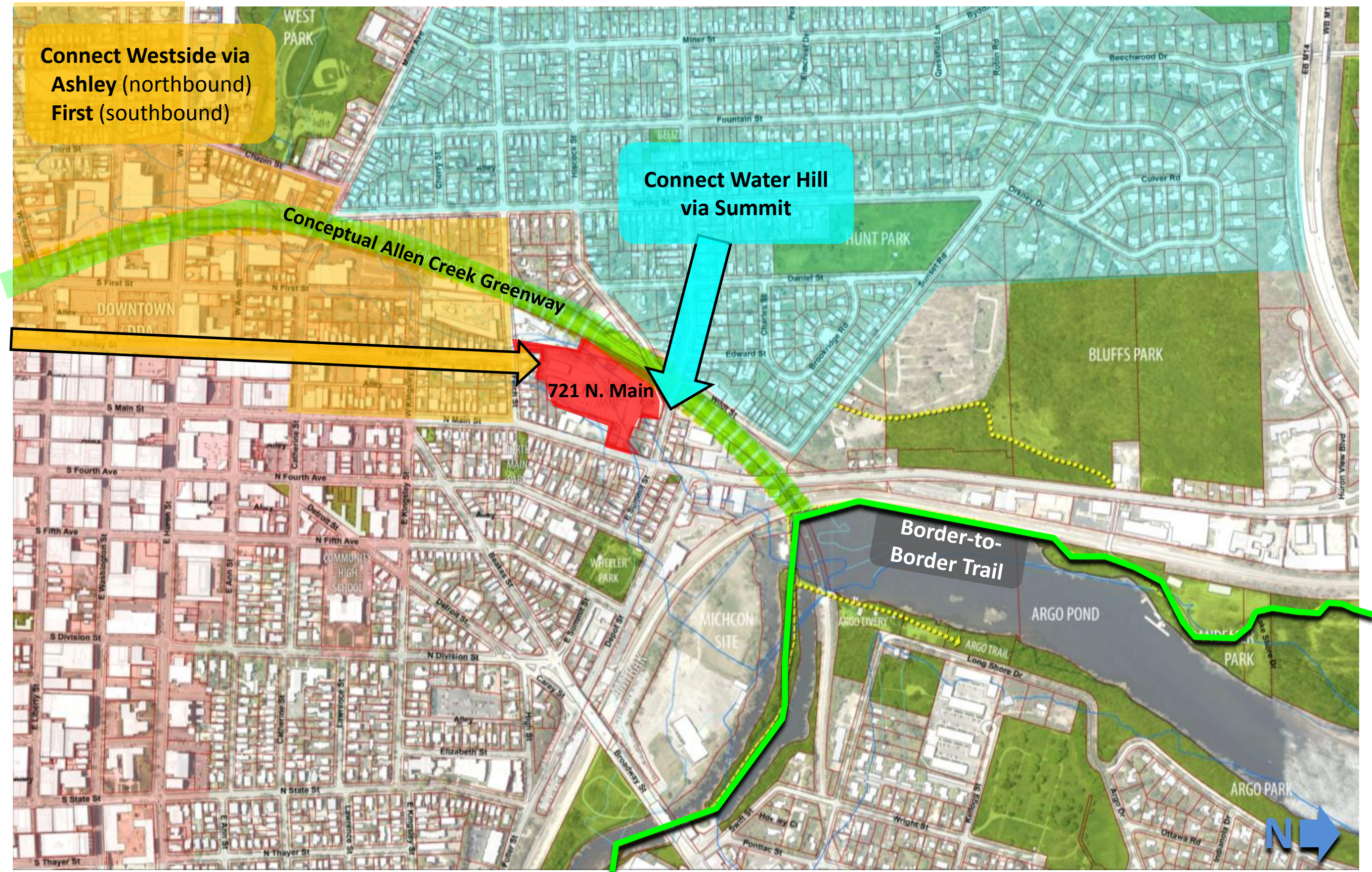
- **Remove CNG fueling station.**

*These recommendations are based substantially on the assumption that the City will apply for the Michigan Department of Natural Resources Trust Fund grant in 2013. Other possible grants or low-interest loan programs may help inform the recommendations.

721 N. Main Technical Committee Recommendations



Existing Trail & Street Connections





PROPOSED SITE PLAN

Proposed Site Plan

Consistent with Technical Committee Recommendations:

1. Provide open space on the floodway portion of the site.
2. Floodway portion of the site for stormwater management.
3. Trail connection from Felch and Summit streets encourages future connections to Border-to-Border Trail; looping trail through the site.
4. Recommendations for future use of existing building will be based on additional investigations.
5. Areas not identified as lawn, stormwater management, or other use is assumed to be a native prairie type landscape.
6. Parking provided off Summit outside of floodplain; parking is prohibited in the floodway
7. Provide interpretive elements.



Site Plan Images



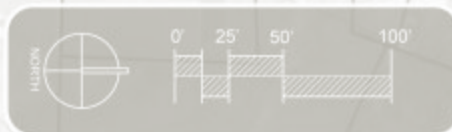
Native landscaping aesthetic with grasses, wetlands, and the trail.



Site Plan Images



Opportunities to interact and view the natural environment



Potential Active Uses



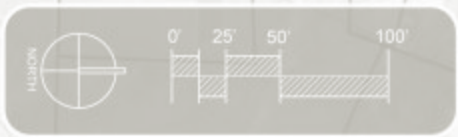
Potential Active Use: Dog Park



Potential Active Use: Community Gardens + Flex Space



Potential Active Use: Sustainability Education and Demonstration



Feedback Questions

- **Site Plan**
 - What are your thoughts about the proposed site plan?
- **Potential Active Uses**
 - What types of active uses do you prefer?
- **Project Process**
 - Did you like the meeting format?
 - Was the amount of material covered appropriate for the amount of time provided?
 - Were you given adequate opportunity to ask questions and provide comments at the meeting?



Discussion

Consistent with Technical Committee Recommendations:

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