

# City of Ann Arbor

# South State Street Corridor

May 23, 2012

## Meeting Objective:

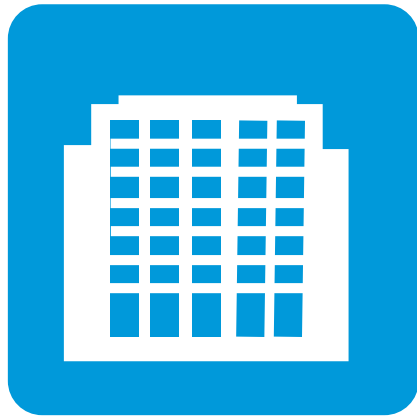
- To facilitate dialogue with various stakeholders and the public in order to develop an agreed upon vision of South State Street in the future

## Materials Provided:

- Corridor information and branding sheet
- Feedback cards with stakeholder questions
- Draft Sustainability Framework goals

## Meeting Agenda:

- 7:00pm - 7:30pm Overview of the South State Street Corridor Project
- 7:30pm - 8:30pm Gather in groups to identify issues, opportunities, and priorities
- 8:30pm - 9:00pm Additional feedback and questions



***ann  
arbor***  
south state  
street corridor

**Community Meeting**

**May 23, 2012**

# Reason for this study



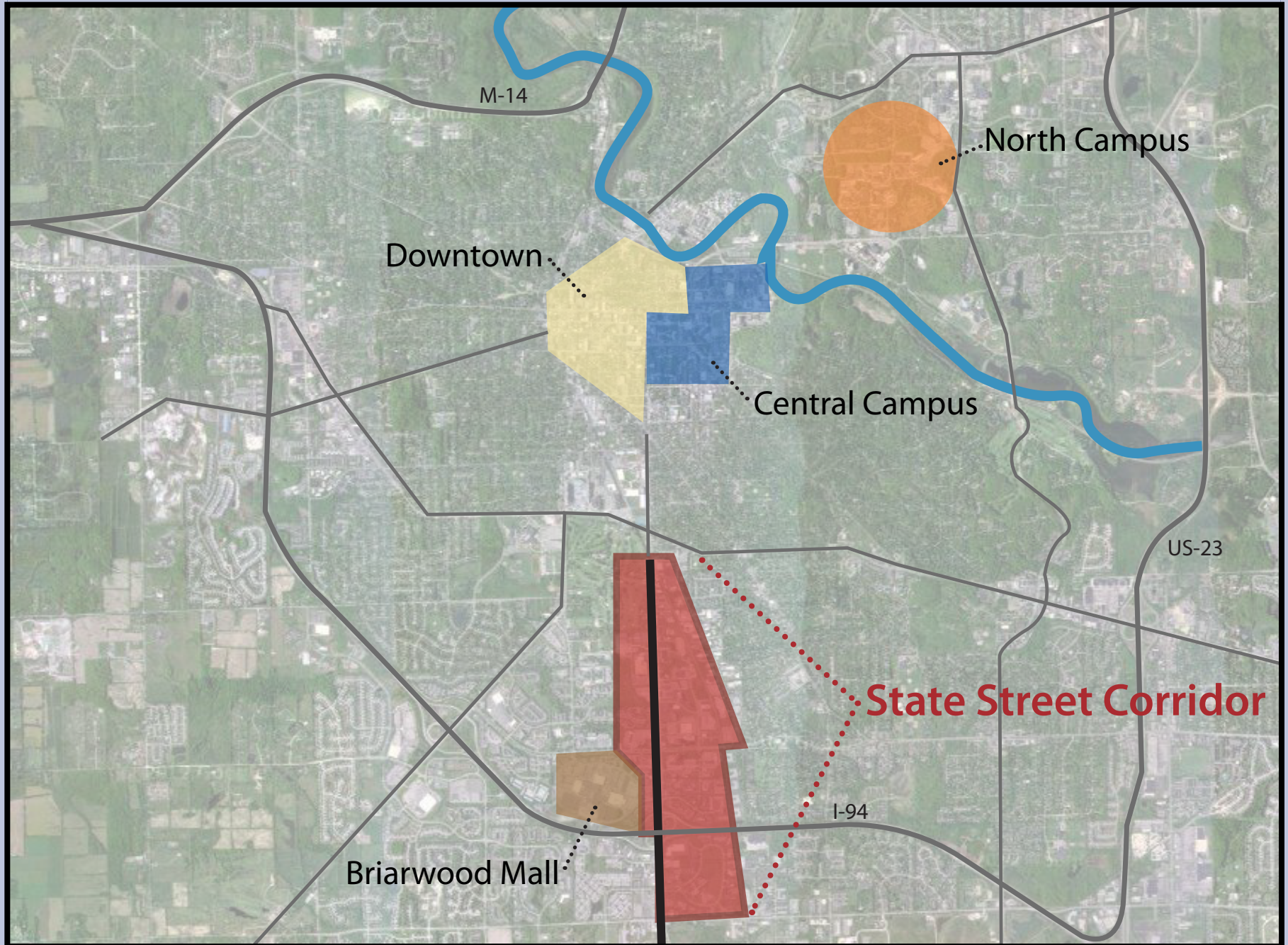
- Planning Commission identified this as a focus area in recent retreat
- Changing land use patterns have created a need to identify land use alternatives, transportation options, and infrastructure improvements
- The last set of Master Plan recommendations for the South Street area were approved in 1990
- Develop recommendations to guide future zoning and public investments

# History of the State Street Corridor

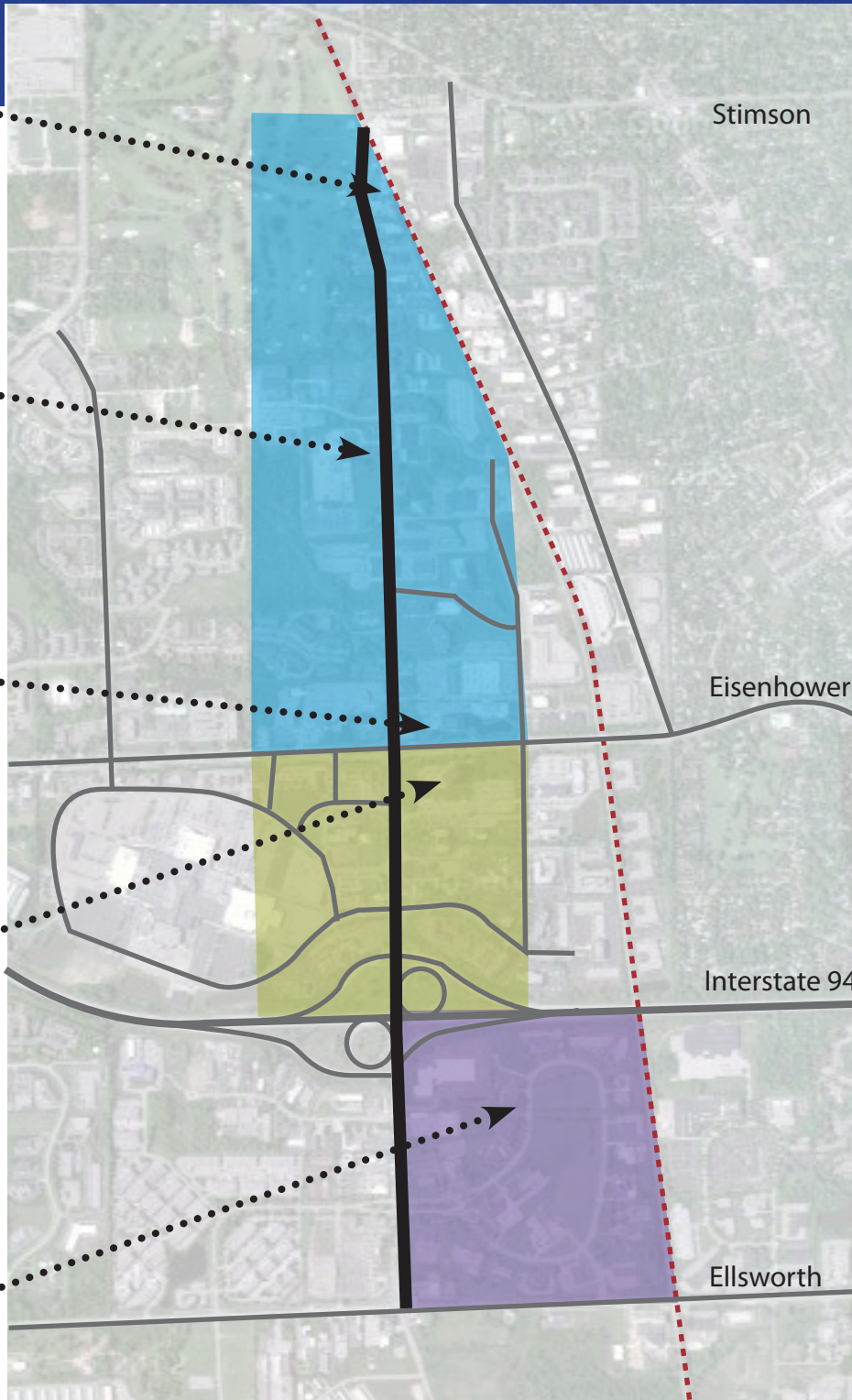
- ❑ Since the 1950's there has been a focus on developing office, research, and light industrial uses along the corridor
- ❑ The University of Michigan has developed their south (athletic) campus along the corridor
- ❑ Today, this area contains 900,000 sq ft of office space and 580,000 sq ft of industrial and light manufacturing space, more than any other single area of the city



# Relationship to Greater Ann Arbor



# South State



## Area 1

Stimson to  
Eisenhower

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## Area 2

Eisenhower to  
Interstate 94

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## Area 3

I-94 to  
Ellsworth

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# Project Phases

## Phase I

- Inventory existing conditions, related to land use, transportation, infrastructure, and environment
- Compile relevant information from current planning documents

## Phase II

- Conduct stakeholder interviews and summarize each
- Conduct community meeting

## Phase III

- Analyze land use, transportation and infrastructure conditions
- Develop draft recommendations
- Incorporate Planning Commission feedback and finalize recommendations
- Conduct second community meeting and develop final draft of plan

## Phase IV

- Public hearings at Planning Commission and City Council

## Phase V

- Implementation

# Phase II: Stakeholders

## Stakeholders Interviews April-May 2012

**We met with representatives from the following organizations:**

University of Michigan

Pittsfield Township

Hidden Valley Club Apts.

MDOT - Jackson

A2Y Chamber

South Side Business Assn.

SPARK

Residents

Ann Arbor Public Schools

AATA

Think Local First

MAV Developments

County Drain Commissioners Office

Huron River Watershed

DTE Energy

Briarwood Mall

Edwards Bros Inc.

Produce Station

Ann Arbor Commerce Bank

Oxford Management

777 Building

Howard Cooper Honda

McMullen Properties

City of Ann Arbor Transportation Planner

City of Ann Arbor Traffic engineers

City of Ann Arbor Systems Planning

City of Ann Arbor Project Management

Local resident and mall user

Affinity Wealth Solutions



# Phase II: Identified Concerns

## High Priority

- Improve aesthetics throughout the corridor
- Improve pedestrian and bicycling access
- Improve signage & lighting along the corridor
- Create an attractive entrance to the city
- Focus on sustainability and efficiency



## Medium Priority

- Put in crosswalks and improve sidewalks
- Improve traffic flow from I-94 to Eisenhower
- Brand the corridor and give it the A2 feel
- Improve building facades and landscaping
- Add mixed-use residential to the corridor



## Lower Priority

- Improve stormwater management
- Increase sanitary capacity throughout the corridor
- Develop trails and natural areas along the corridor
- Get more local amenities
- Improve access to and from the mall



# Phase II: High Priority Elements



Pedestrian Access



Small business cultivation



Gateway to the community



Mixed-use development



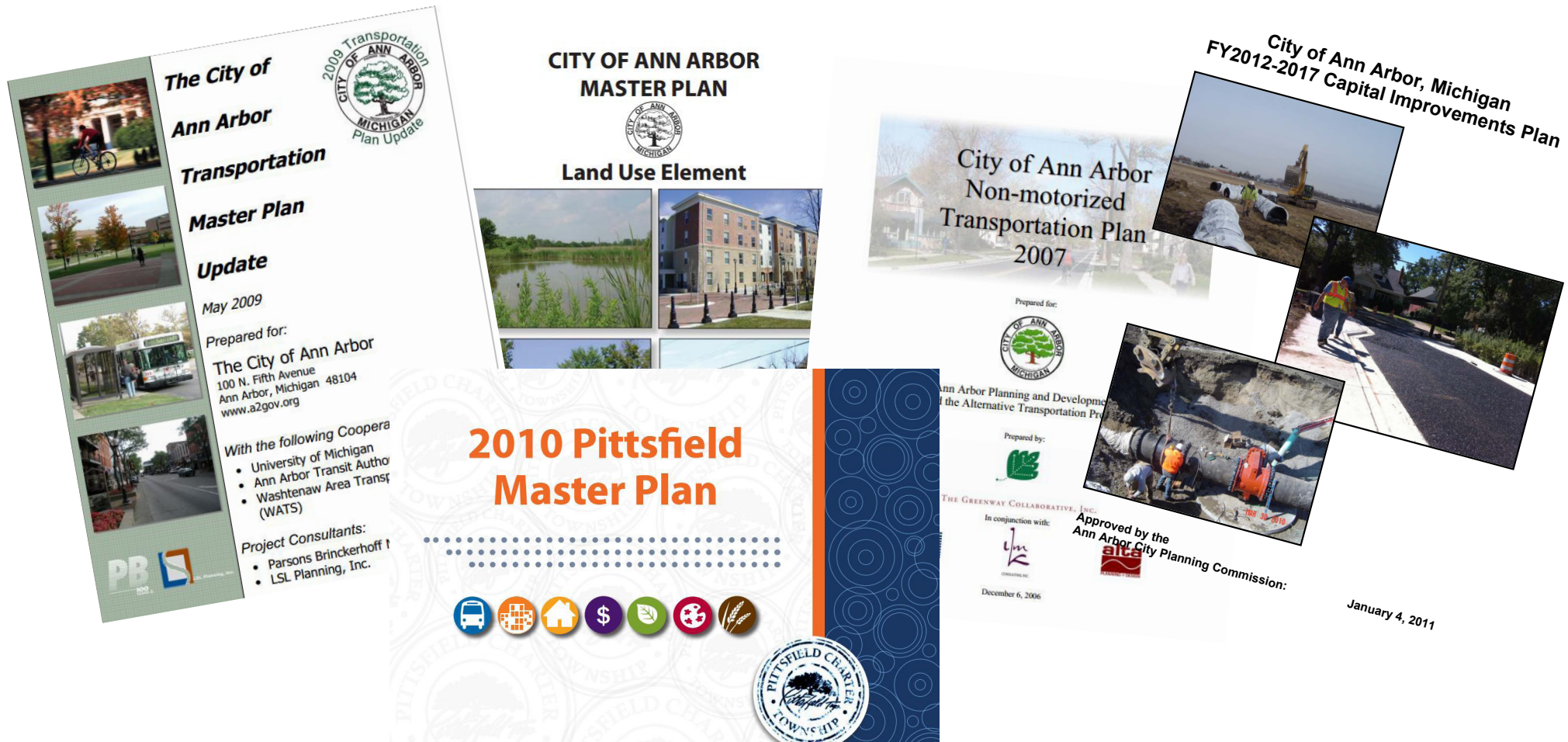
Safe transportation options



Enhanced landscaping

# Connection with current local plans

No previous corridor studies have focused on South State Street. However, at least seven current local plans include this area in their analysis and recommendations. These include the City of Ann Arbor Master Plan, Capital Improvements Plan, and Transportation Plan.



# The Sustainability Framework

## Climate and Energy

- Sustainable Energy
- Energy Conservation
- High Performance Buildings



## Community

- Engaged Community
- Diverse Housing
- Human Services
- Active Living and Learning
- Safe Community
- Economic Vitality



## Land Use and Access

- Transportation Options
- Sustainable Systems
- Integrated Land Use



## Resource Management

- Clean Air and Water
- Healthy Ecosystems
- Responsible Resource Use



# Stakeholder Questions

1. What is your stake in the corridor?
2. What would you like to see changed along the corridor?
3. What would you like the corridor to look and function like in the future?
4. What physical changes would you like to see along the corridor?
5. What land use or zoning changes would you like to see along the corridor?
6. How would you like to stay involved with this project?

# How to stay involved

Visit our website and sign up to receive email updates

[www.a2gov.org/southstate](http://www.a2gov.org/southstate)

The Planning and Development Services Unit will post all materials, reports, maps, and plan drafts on this website

## Contact a City Planner

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