



721 North Main

Opportunities + Constraints

Technical Committee #1 9/24/12

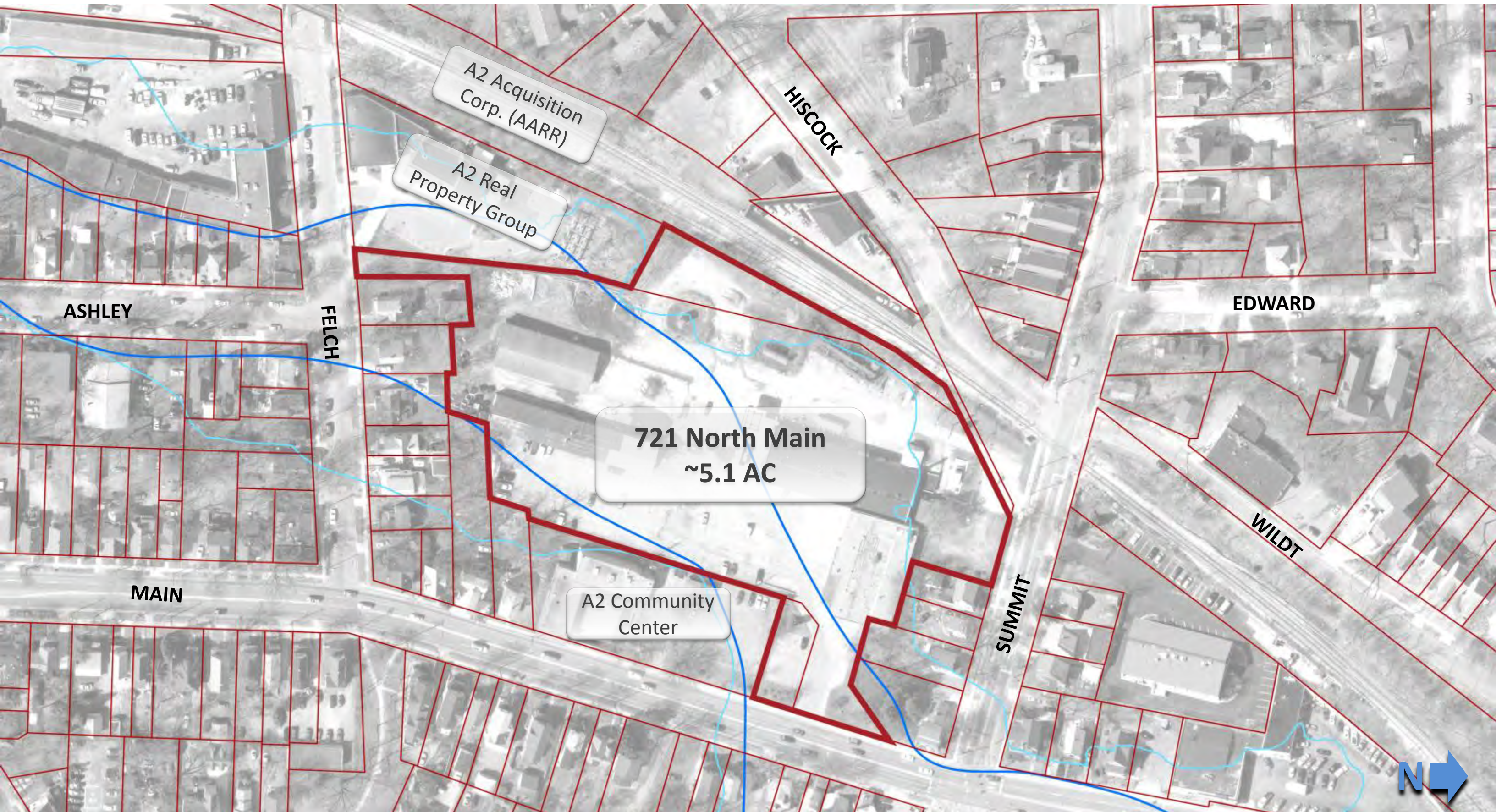
Presentation Outline

- 721 Site + Context Overview
- **Feedback:** Goals and Future Preferences
- North Main Vision Task Force Questions
- Opportunities + Constraints Analysis
- Site Concepts from Allen Creek Greenway Plan
- Future Options – Concept Scenarios
- **Feedback:** Scenario Evaluation Exercise

Context Overview



Site Overview



Site Overview



Main/Summit Intersection

Site Overview



Main Street Entrance

Site Overview



Site Interior – from NE corner

Site Overview



Garage & Salt Storage Buildings
(to be removed)

Site Overview



Site Buildings

Site Overview



Site interior – from NW corner

Site Overview



View to west across Main Street

Site Overview



CNG Fueling Station at Summit Street Access

Site Overview



Felch Street Access



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FEEDBACK: GOALS AND FUTURE PREFERENCES

Feedback: Goals

For the goals below, rank in order from 1 to 7 how important you feel it is to work towards this goal for 721 N. Main. Assign 1 to the most important goal and 7 the least important goal.

- **Enhance the surrounding neighborhood character and vitality**
- **Make the site more attractive (e.g. improve as a gateway into town)**
- **Expand recreation opportunities**
- **Explore site development opportunities**
- **Improve water quality**
- **Create connections to community assets**
- **Increase ecological value (e.g. native landscaping, create habitat)**

Feedback: Future Preferences

Recreation + Public Use

– Minimal required open space	1	2	3	4	5	Maximize open space
– Passive recreation focus	1	2	3	4	5	Active recreation focus
– No special programming	1	2	3	4	5	Maximize site for special programming events
– No special civic facilities	1	2	3	4	5	Maximize site for civic facilities

Character, Culture, Ecology

– Natural character	1	2	3	4	5	Urban character
– Limited cultural/natural interpretation	1	2	3	4	5	Emphasize cultural/natural interpretation
– No habitat creation	1	2	3	4	5	Maximize habitat creation
– Minimal stormwater management	1	2	3	4	5	Maximize stormwater management

Development + Private Use

– No private development	1	2	3	4	5	Maximize private development
– No residential focus	1	2	3	4	5	Residential focused
– No office/workplace focus	1	2	3	4	5	Office/workplace focused
– No light industrial/incubator	1	2	3	4	5	Light industrial/incubator focused

North Main Vision Task Force - Questions

1. Create a walking/bike path from Felch to Main. Crushed limestone or asphalt. Any issues with portion of property connected to Felch?
 - Should be asphalt to conform to non-motorized multi use path requirements Felch connection currently used (illegally?) as a drive-way..
2. Possibility of preservation & rehabilitation of existing masonry building(s) in the flood fringe to be used as community gathering space or other use (Arts Alliance).
 - Needs further assessment of building conditions (by others).
3. Limitations on any new development based on particulars of the site (size, location, use, etc.)
 - Will discuss limitations based on land use /existing conditions; PL can be rezoned for development as needed.
4. What is the estimated market value of the non-floodway portion of the site?
 - Not a part of this study.
5. Day lighting of a portion of the Allen Creek within the flood way (SE corner of site). Create a water feature that could be enjoyed year round and help treat the storm water.
 - Not possible due to location in the watershed, water volume, potential contamination. Other water features can be explored.
6. Improvements to the existing natural gas fueling station (pavement, landscaping, etc.)
 - Location of fueling station currently a barrier to site access.
 - Possibility of relocating fueling station to Wheeler facilities, other natural gas fueling in city (e.g. at Meijer Gas stations).

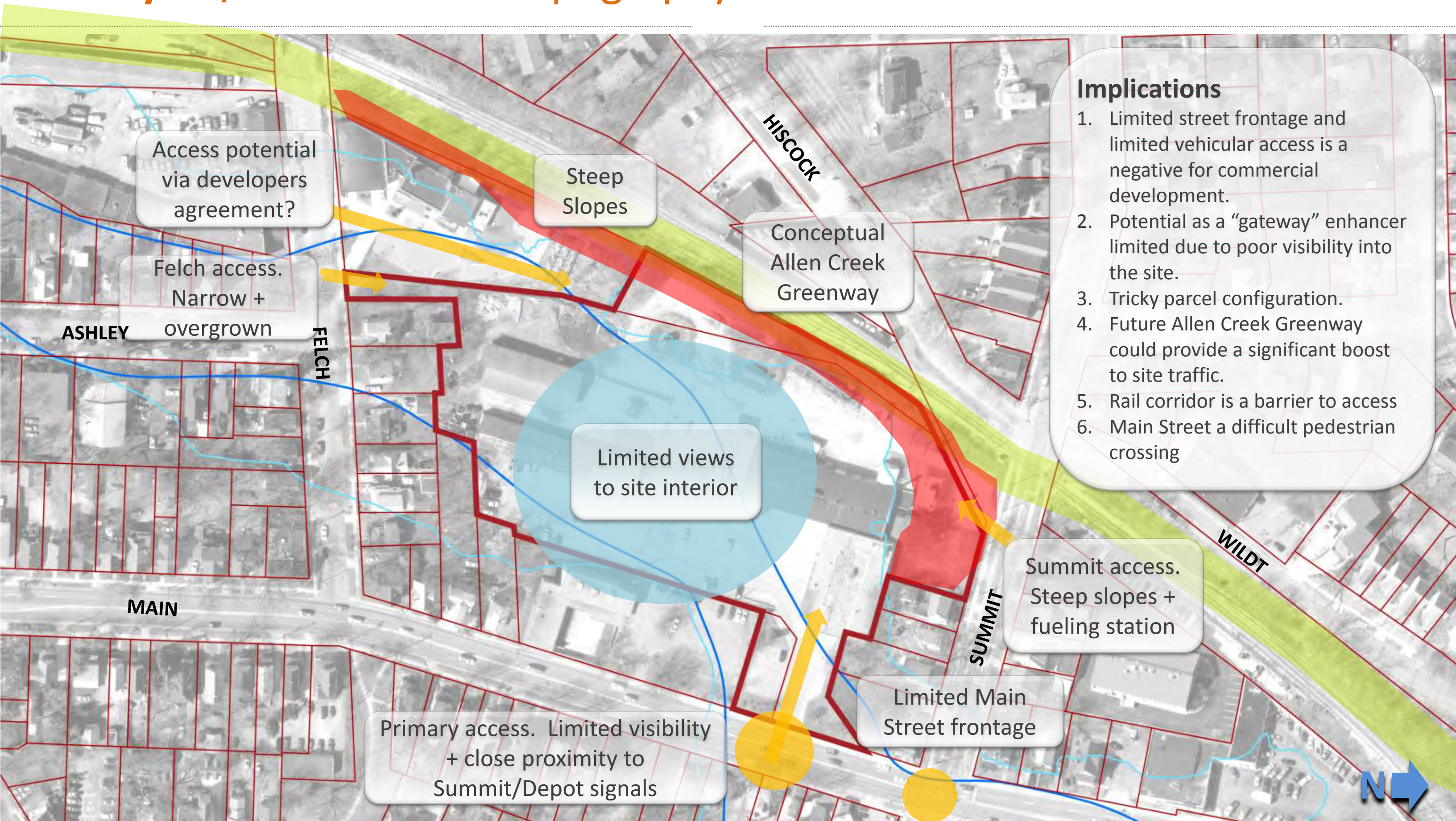
North Main Vision Task Force – Questions

7. Provide direct access between W. Summit and 721 via staircase/ramp.
 - Design issue, can be explored.
 8. Verify what changes, if any, do the new FEMA flood maps have on the flood plain boundaries. Will a detailed topographic survey be done for 721 & adjacent parcels which may further refine the 100 year flood elevation?
 - Minor change in the floodplain with the new maps; no topographic survey as part of this phase.
 9. Retain some public parking area that could be used during the week by those working nearby
 - Design/program consideration; depends on future use. Liability concerns related to parking in the floodway.
 10. Environmental status of the site, timeline for environmental assessments.
 - Phase I underway.
 11. Opportunities to work with the Community Center on Main.
 - TBD
 12. Options for how 721 can tie into the larger Greenway. Short term practical & long term ideal solutions.
 - TBD
 13. Desire to ensure that DNR grant application is written so as not to restrict future options.
 - Schedule/scope focused on a planned 2013 DNR grant application, other funding sources will be explored.
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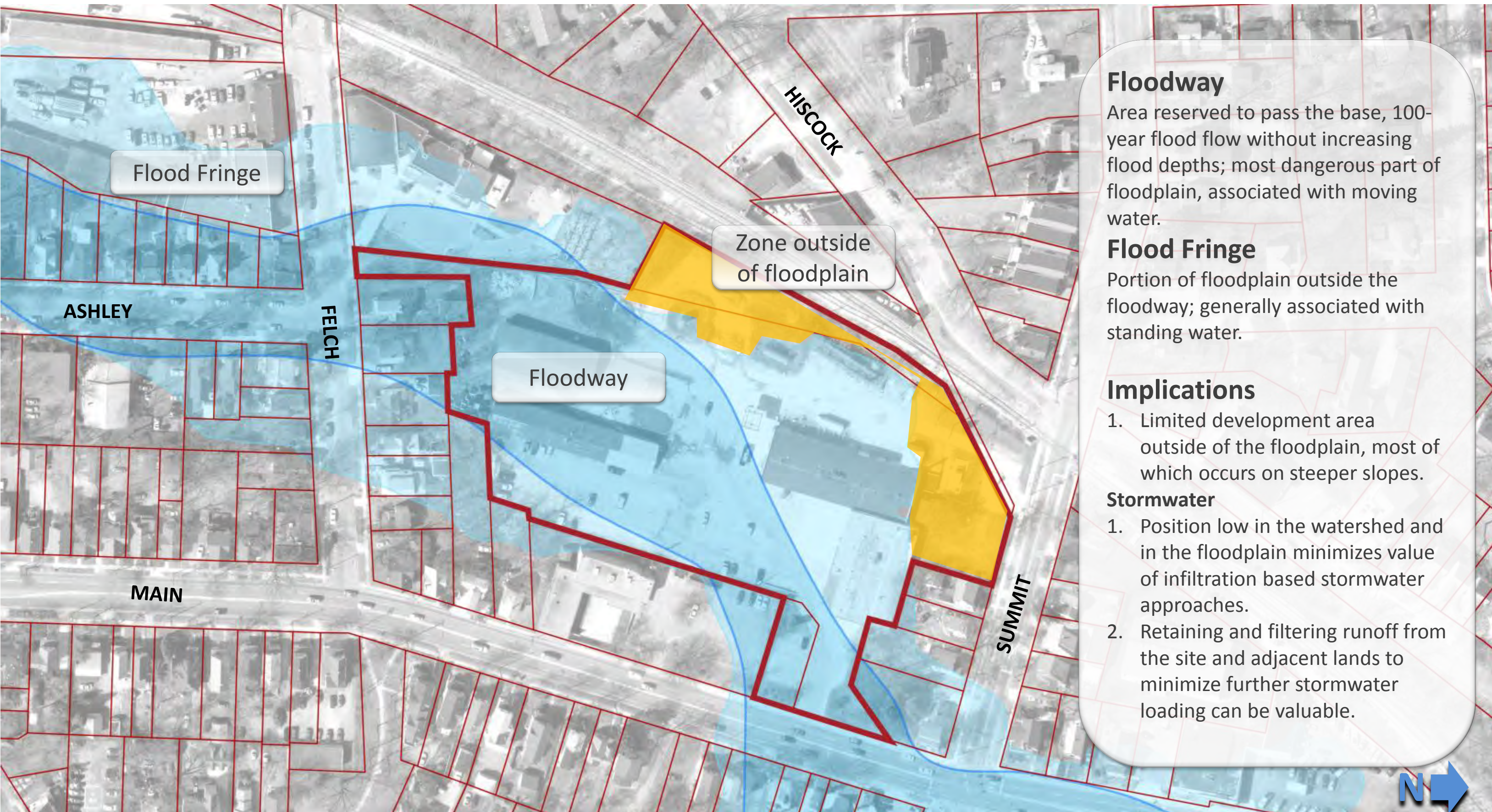
Opportunities + Constraints / Key Decision Drivers

- Site access
 - Visual + physical
 - Entries
 - Parcel configuration
 - Topography
- Infrastructure + utilities
- Site contamination
- Floodplain
 - Floodway + flood fringe
- Land use
 - Land use
 - Master plan
 - Zoning
- Existing site features
 - Buildings
- Context
 - Proximity to river
 - Park system access
 - Border-to-Border Trail
 - Surrounding land uses
 - Main Street/MDOT
- Mass transit
- Allen Creek Greenway
- Expansion of adjacent land uses
- On-site recreation
 - Short term vs. long term needs
- Property ownership
- Non-motorized connections
- Future use opportunities

Analysis / Site Access + Topography



Analysis / Floodplain = Floodway + Flood Fringe



Floodway

Area reserved to pass the base, 100-year flood flow without increasing flood depths; most dangerous part of floodplain, associated with moving water.

Flood Fringe

Portion of floodplain outside the floodway; generally associated with standing water.

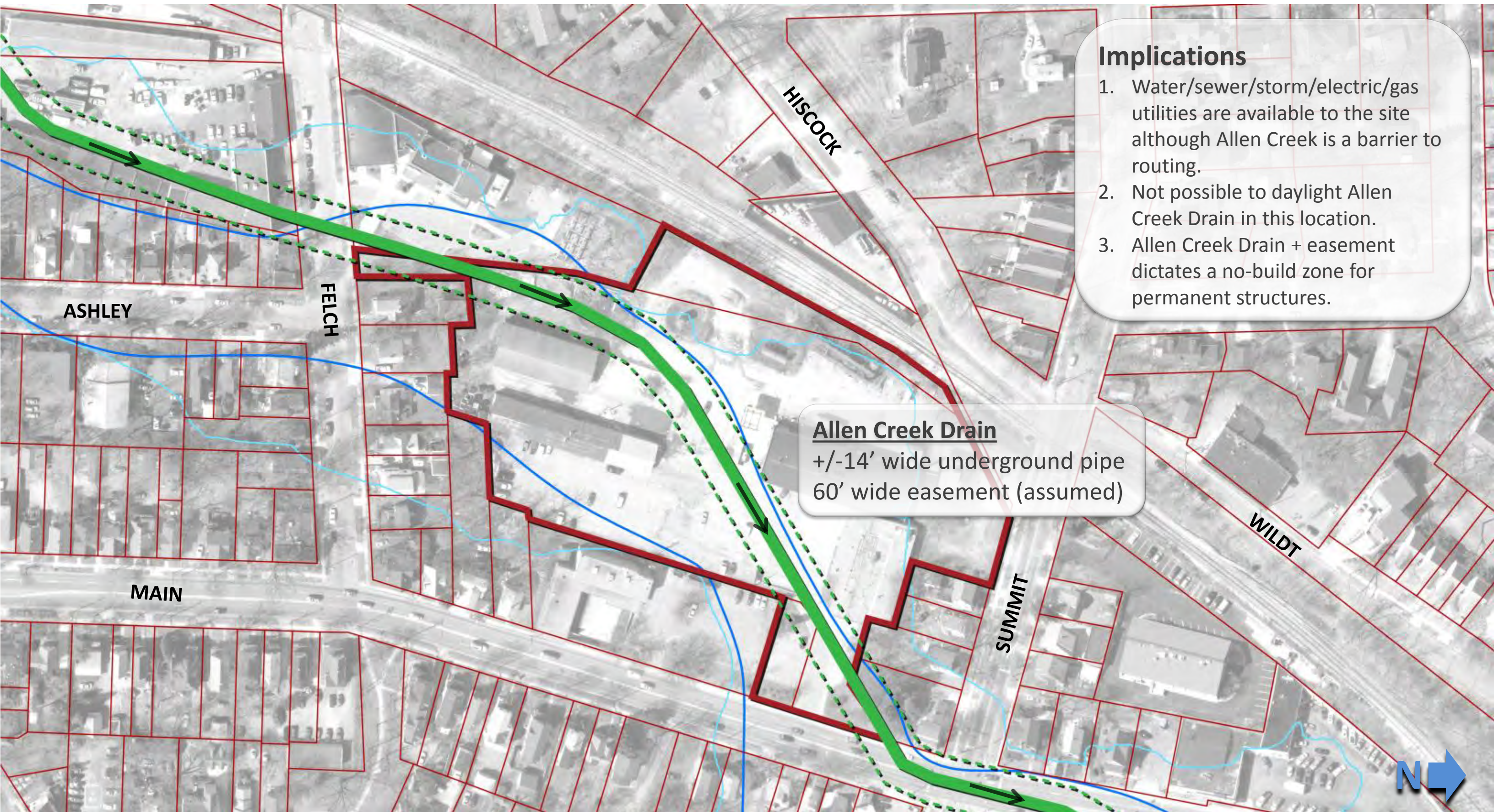
Implications

1. Limited development area outside of the floodplain, most of which occurs on steeper slopes.

Stormwater

1. Position low in the watershed and in the floodplain minimizes value of infiltration based stormwater approaches.
2. Retaining and filtering runoff from the site and adjacent lands to minimize further stormwater loading can be valuable.

Analysis / Infrastructure + Utilities / Allen Creek Drain



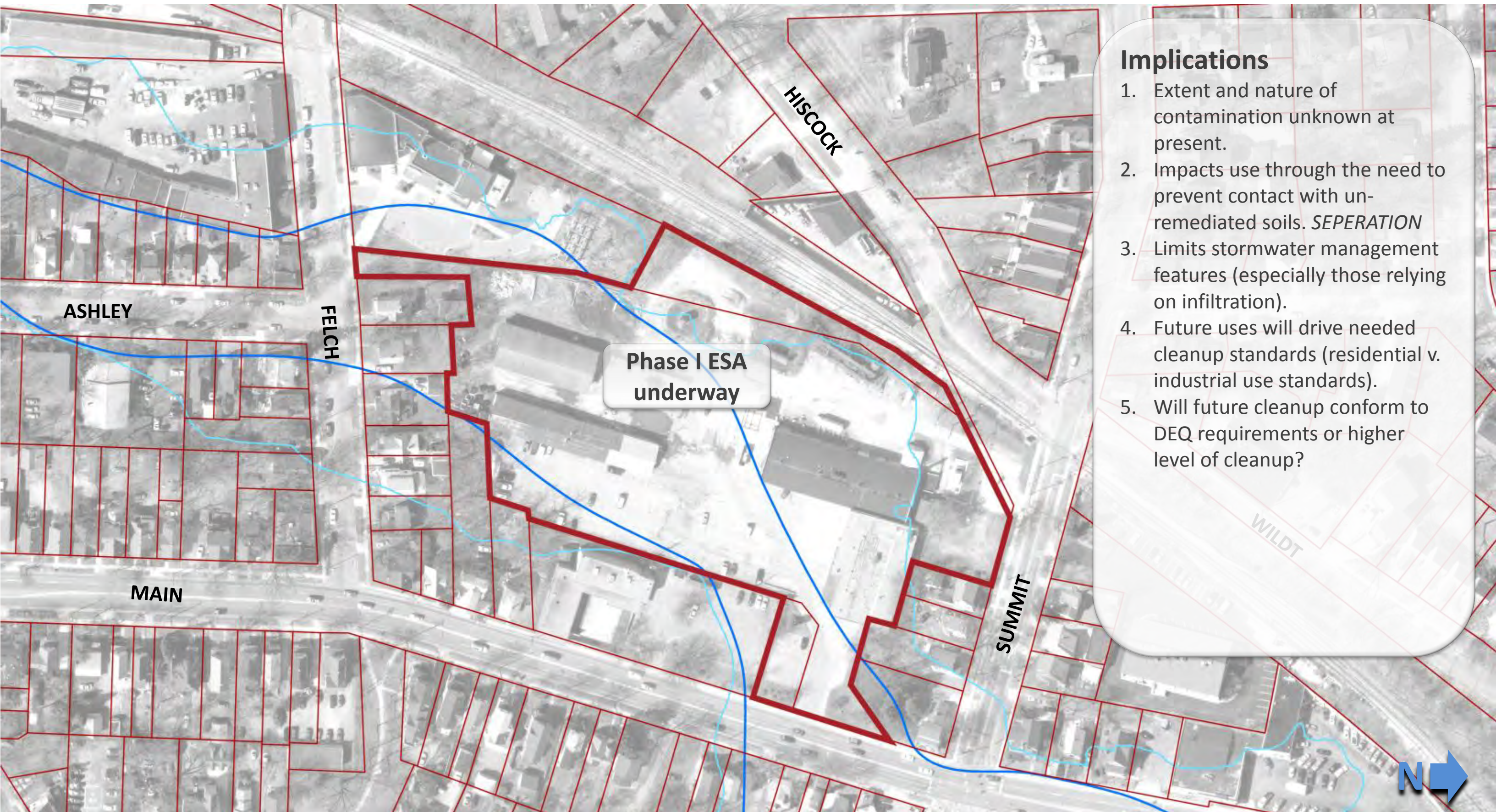
- Implications**
1. Water/sewer/storm/electric/gas utilities are available to the site although Allen Creek is a barrier to routing.
 2. Not possible to daylight Allen Creek Drain in this location.
 3. Allen Creek Drain + easement dictates a no-build zone for permanent structures.

Allen Creek Drain
+/-14' wide underground pipe
60' wide easement (assumed)

Analysis / Infrastructure + Utilities / Sewer, Water, Storm



Analysis / Site Contamination



Implications

1. Extent and nature of contamination unknown at present.
2. Impacts use through the need to prevent contact with un-remediated soils. *SEPERATION*
3. Limits stormwater management features (especially those relying on infiltration).
4. Future uses will drive needed cleanup standards (residential v. industrial use standards).
5. Will future cleanup conform to DEQ requirements or higher level of cleanup?

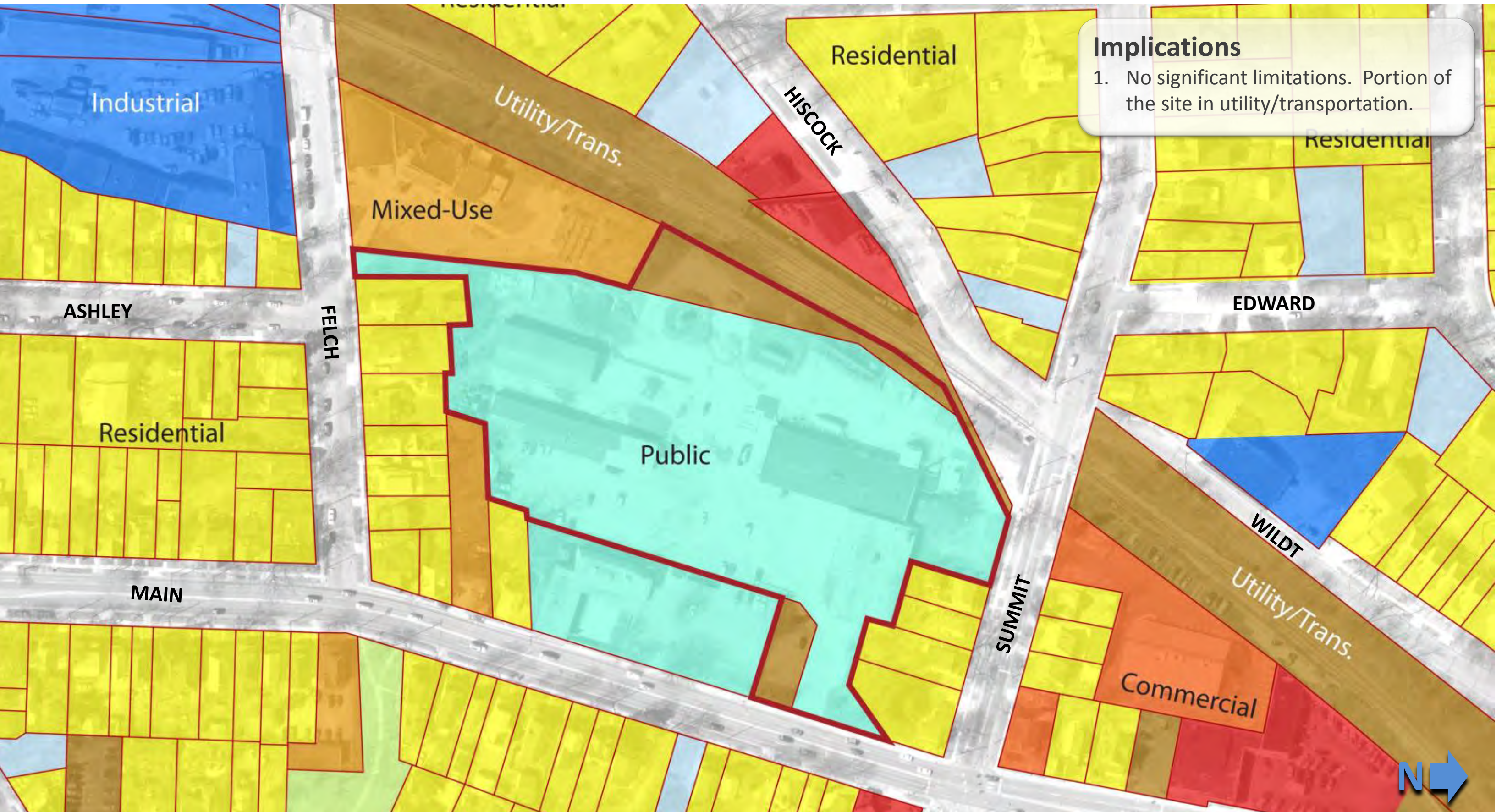
Analysis / Buildings



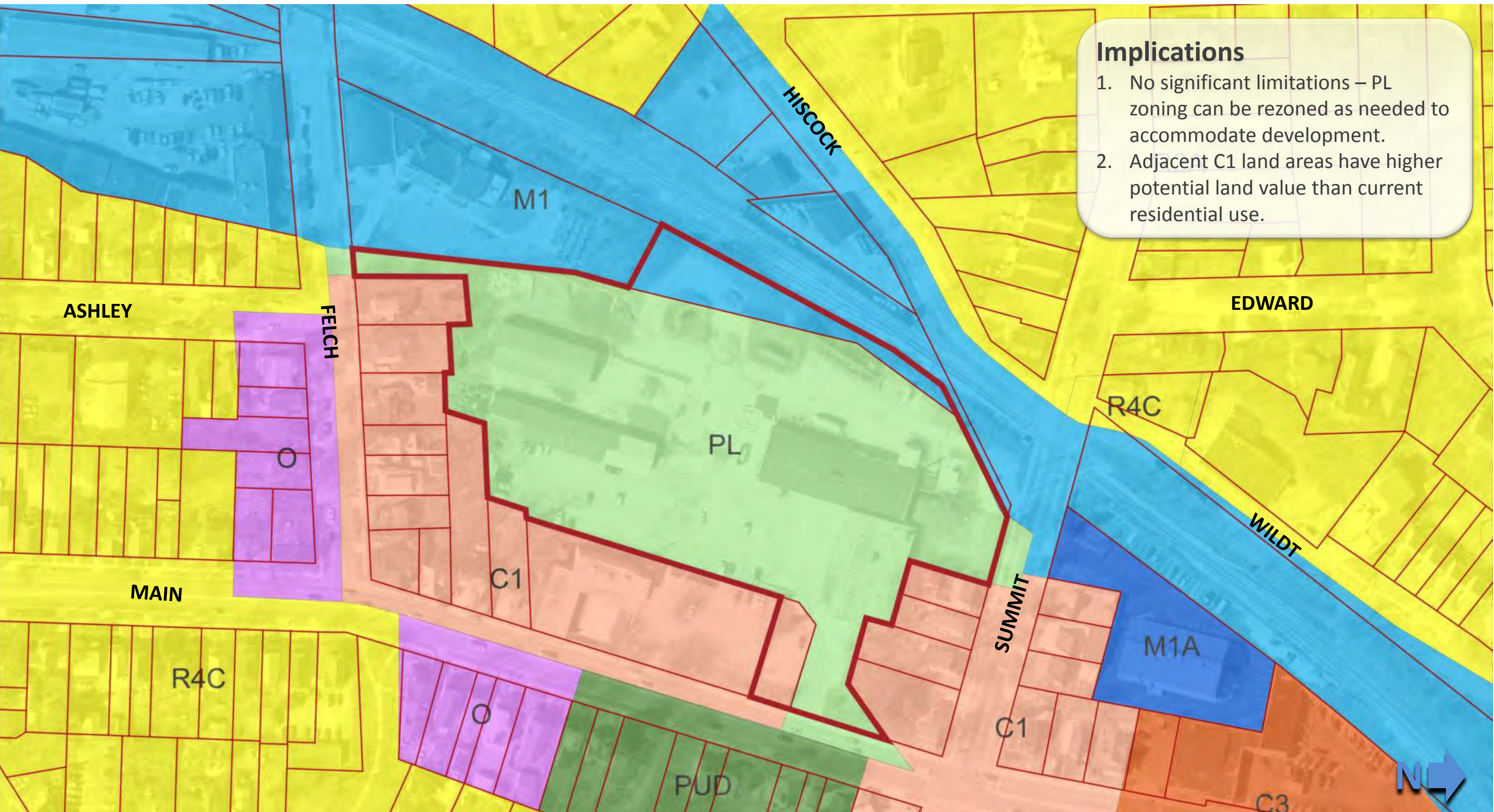
Implications

1. For development scenarios, may be opportunity to redevelop existing buildings at the north end of the site.
2. Two buildings on the south end to be removed, eliminate floodway restrictions.
3. Explore opportunities to engage and work with adjacent property owners on broader scale improvements.
4. A2 Community Center – multiple community programs, polling place for at least 5-years; discuss their plans and understand issues as a neighboring property.
5. CNG fueling station may be relocated – cost implications to the city for this.

Analysis / Land Use (City GIS Data)



Analysis / Zoning



721 Allen Creek Greenway Options

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ALLEN CREEK GREENWAY OPTIONS



721 Allen Creek Greenway Option A



Interpretive Creekshed Garden

Pervious paving, native plant rain gardens. Interpretive opportunities.
Splash pool and skate pond

Design Intent

1. Create a welcoming gateway
 2. Provide connectivity for non-motorized users (e.g. Border-to-Border Trail connection)
 3. Provide opportunities for active recreation close to downtown
 4. Manage rainwater and mitigate flood hazard by keeping an open floodway
 5. Improve water quality by replacing impervious surface with rain gardens and bioswales
 6. Preserve public safety by avoiding buildings in floodplain
 7. Transform a “no access” zone into a lively, green open space
 8. Stimulate new edge development and complementary uses along Main St.
- Adapted from Allen Creek Greenway Plan (2007)*

Community Green

Amphitheater
Community gardens planted in raised beds.

721 Allen Creek Greenway Option A



May not reflect
Allen Creek
Greenway route

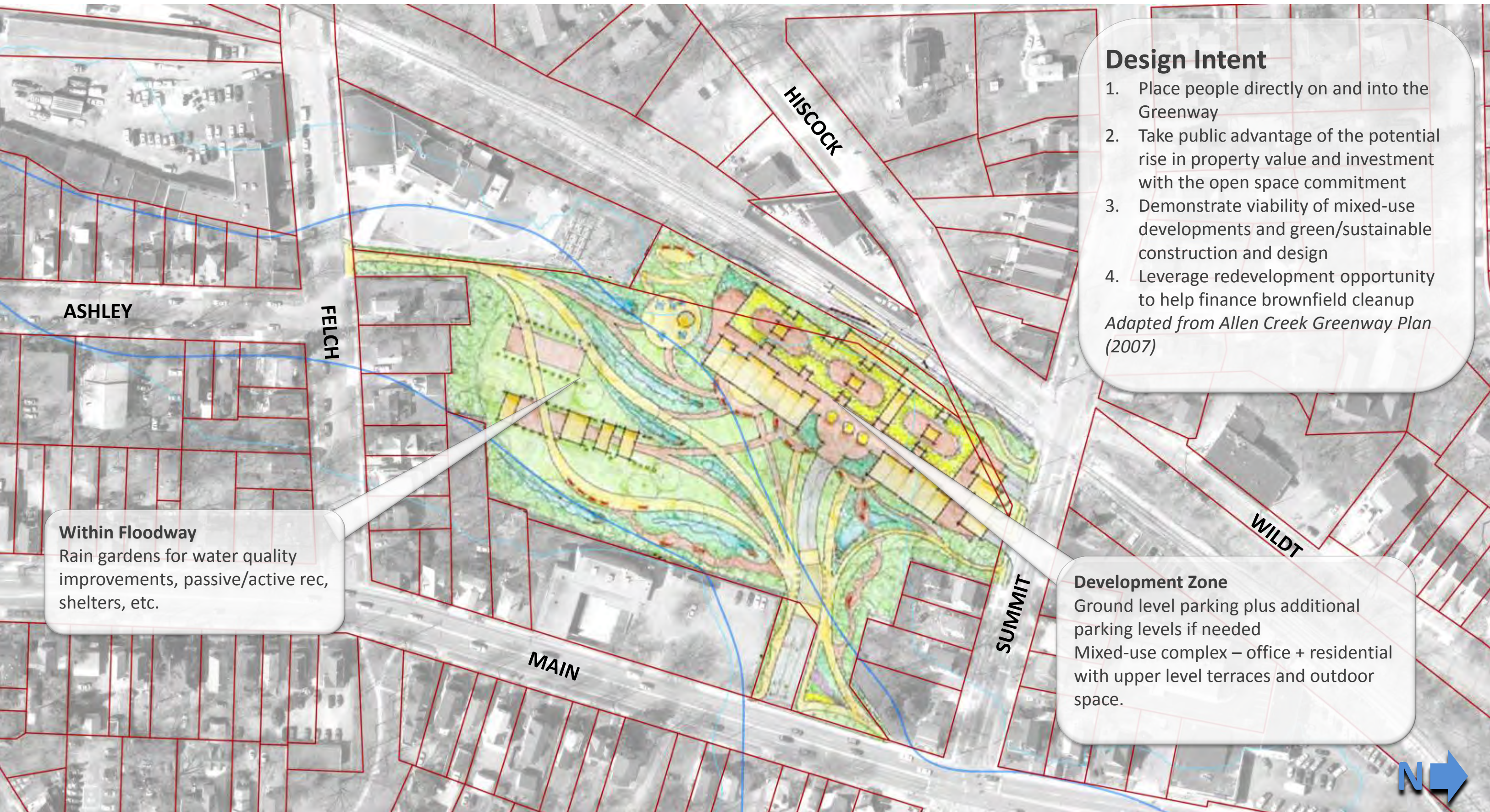
Constraints

1. No/limited parking
2. Visibility to certain elements (splash pad) limited
3. Doesn't reflect greenway alignment
4. No development area shown.
5. Viability of stormwater improvements and reliance on infiltration as a treatment approach
6. Need for soil remediation and/or separation
7. Backyard of many houses around it, limited backyards

Opportunities

1. Collaborate with art center and/or community center on entry experience/gateway/parking
2. Neighborhood park classification (consistent with no parking) intended to be used by pedestrian traffic
3. Low level of development of Allen Creek

721 Allen Creek Greenway Option B



Design Intent

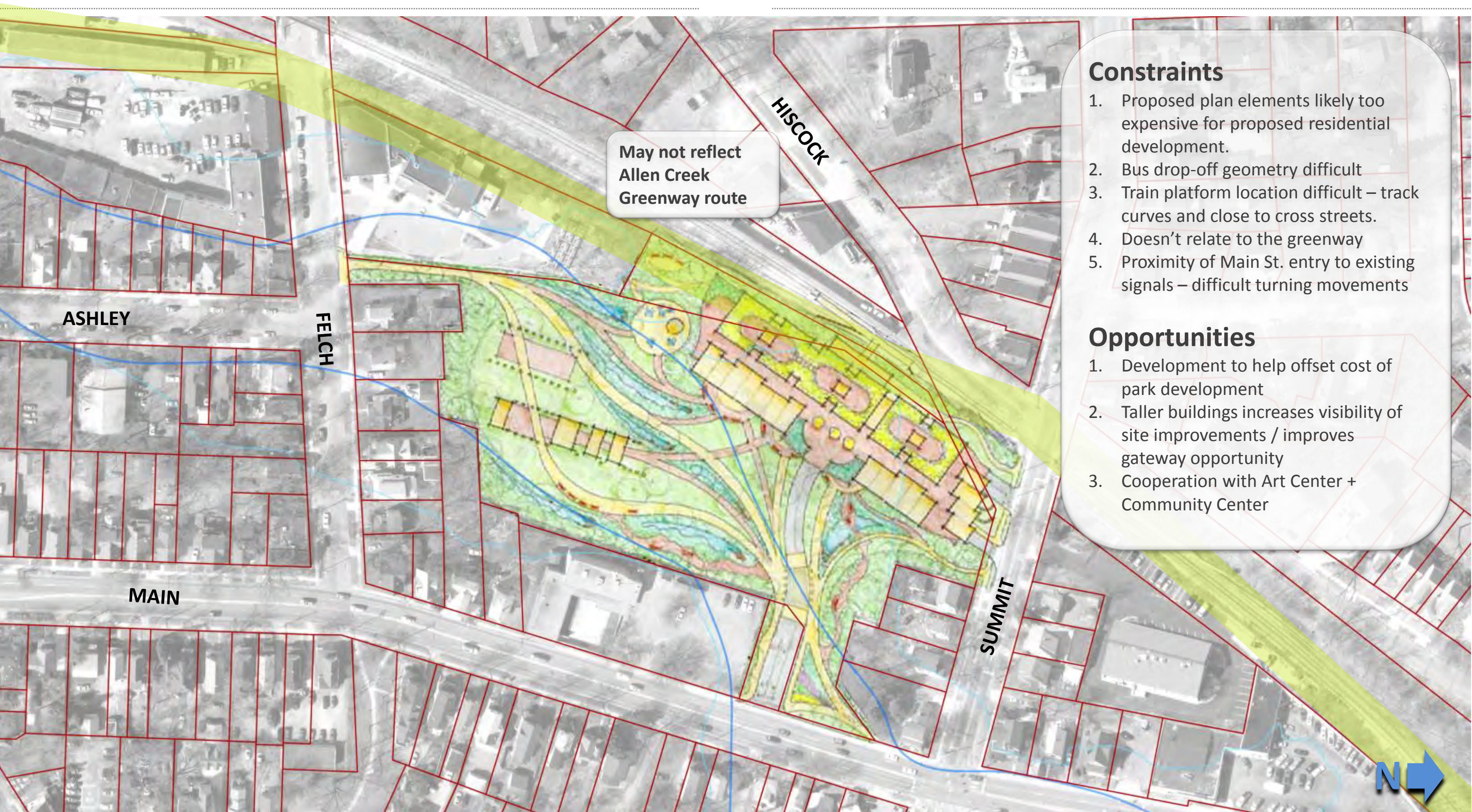
1. Place people directly on and into the Greenway
2. Take public advantage of the potential rise in property value and investment with the open space commitment
3. Demonstrate viability of mixed-use developments and green/sustainable construction and design
4. Leverage redevelopment opportunity to help finance brownfield cleanup

Adapted from Allen Creek Greenway Plan (2007)

Within Floodway
Rain gardens for water quality improvements, passive/active rec, shelters, etc.

Development Zone
Ground level parking plus additional parking levels if needed
Mixed-use complex – office + residential with upper level terraces and outdoor space.

721 Allen Creek Greenway Option B



May not reflect
Allen Creek
Greenway route

Constraints

1. Proposed plan elements likely too expensive for proposed residential development.
2. Bus drop-off geometry difficult
3. Train platform location difficult – track curves and close to cross streets.
4. Doesn't relate to the greenway
5. Proximity of Main St. entry to existing signals – difficult turning movements

Opportunities

1. Development to help offset cost of park development
2. Taller buildings increases visibility of site improvements / improves gateway opportunity
3. Cooperation with Art Center + Community Center

Context



Park Program Considerations

Consider future park improvements in relation to context. What special/unique program elements can 721 N. Main provide?

- Strongest open space opportunity driven by Allen Creek Greenway
- Potential Allen Creek Greenway trailhead/connection to Border-to-Border trail
 - Need to accommodate Main Street crossing
- Are there unmet needs that might be accommodated here?
 - Dog park
 - Local cultural history interpretation
- Demonstration projects
 - urban agriculture, soil remediation, stormwater, green energy
- Long term park maintenance requirements
- Consider Park Recreation and Open Space (PROS) Plan Acquisition Guidelines

Park Program Considerations \ PROS Plan Acquisition Guidelines

1. City-wide system balance/geographic distribution and access to each neighborhood (within ¼-mile)
2. Natural resource protection (NAP evaluation) – high biodiversity, ecological significance.
3. Open space and greenway imagery/aesthetics. Vistas.
4. Enhance access and linkages (non-motorized connections)
5. Protection of Huron River, water quality
6. Recreation value and suitability for intended use.
7. Method of acquisition / direct costs
8. Provides for future needs / anticipates growth
9. Long-term development + maintenance costs.

Development Program Considerations

- Parcel is a key transitional parcel, from high activity on Main Street to lower intensity and residential uses.
- Development must warrant added cost of floodplain development (permitting, elevated structures, etc.)
- Explore:
 - Re-use potential for existing on-site building
 - Expansion of adjacent/other uses into the site.
 - Market demand for more office and housing in and close to downtown.
 - Retain industrial character, develop as light industrial incubator space

An aerial photograph of a residential neighborhood. A road runs diagonally from the top left towards the bottom right. On the left side of the road, there are several large, multi-story buildings, possibly apartment complexes or schools. On the right side, there are smaller, single-story houses. The area is filled with trees and greenery. The overall scene is a typical suburban or urban residential area.

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FUTURE OPTIONS / SCENARIOS + FEEDBACK

721 Future Options / Scenarios + Feedback

- The following section presents five conceptual scenarios for how 721 N. Main could be developed, with a range of options for both open space and private development.
- *These scenarios are presented purely for soliciting feedback on the range of ideas and should not be viewed as proposed site alternatives.*
- Assumptions for all scenarios:
 - All scenarios maintain public open space at a minimum along the floodway zone.
 - Public open spaces can be designed to include a range of desired amenities (e.g. dog parks, play grounds)
 - Allen Creek Greenway alignment is conceptual and can include a potential connection to the Border-to-Border Trail and Huron River.
 - All scenarios perform contamination remediation / cleanup appropriate to the proposed uses and required standards.
 - Residential vs. non-residential standards
 - All scenarios conform to regulations/requirements for on-site stormwater management.
 - All scenarios could be designed and built following green design, low impact development, LEED building, or other relevant sustainable design practices.
 - Allen Creek Drain and easement, floodway, flood fringe, and parcel boundaries are overlaid on the scenarios for reference.

721 Future Options / Scenario A



Park Use

- Site designed entirely for public use and as an open space amenity.
- Includes parking, potential venue space, large stormwater management + interpretation, shelter space, play areas and native landscaping.
- Includes flexible areas for neighborhood use.
- Opportunity for dog parks, play fields, and other open space amenities.

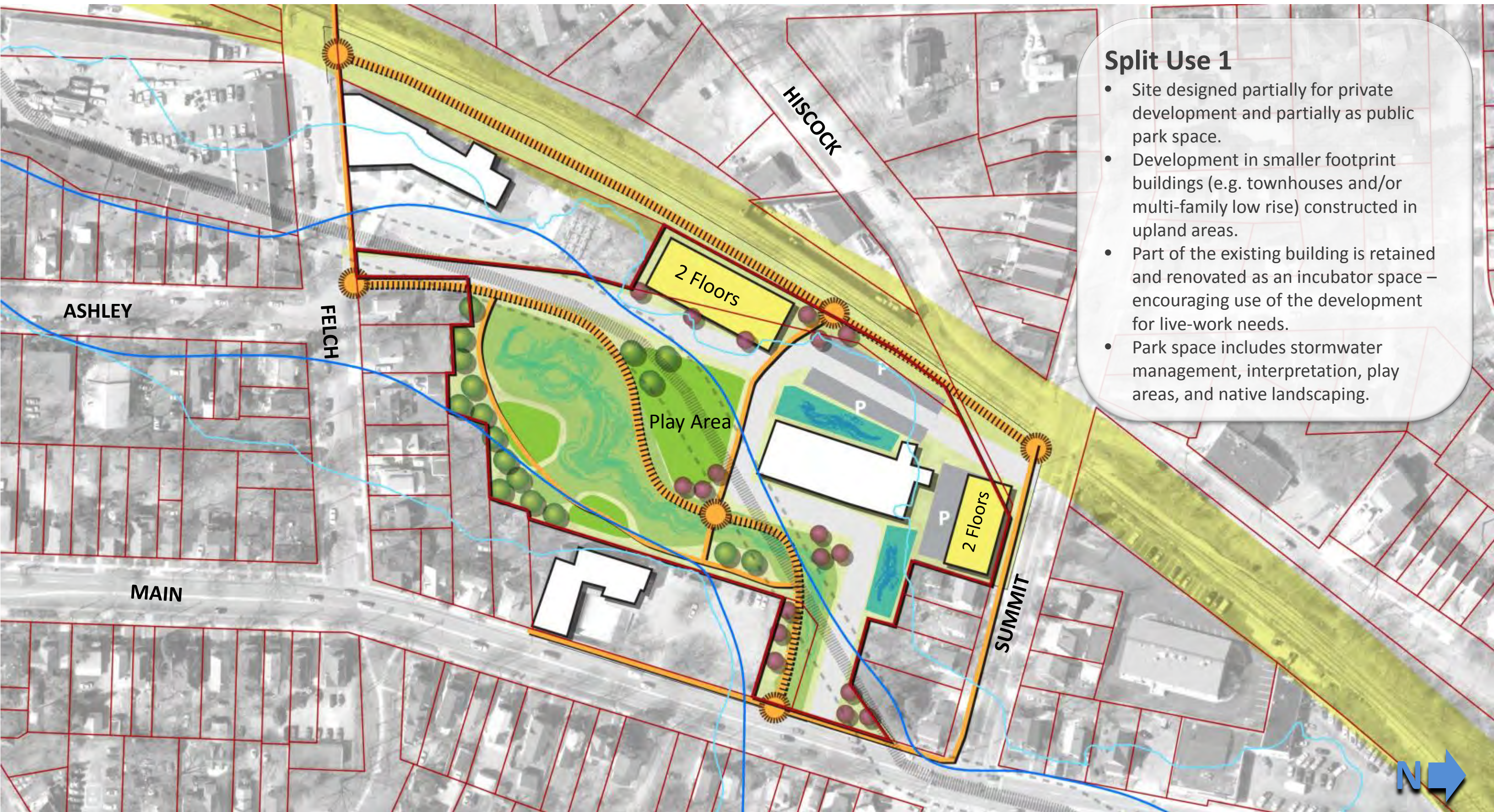
721 Future Options / Scenario B



Park/Civic Use

- Site designed primarily for public use and semi-public use.
- The existing building is renovated for use as a civic facility and special programming events, community workshops, and other projects.
- Remainder of site area developed as a public park space, including flexible areas for neighborhood use.
- Park space includes stormwater management, interpretation, play areas, and native landscaping.

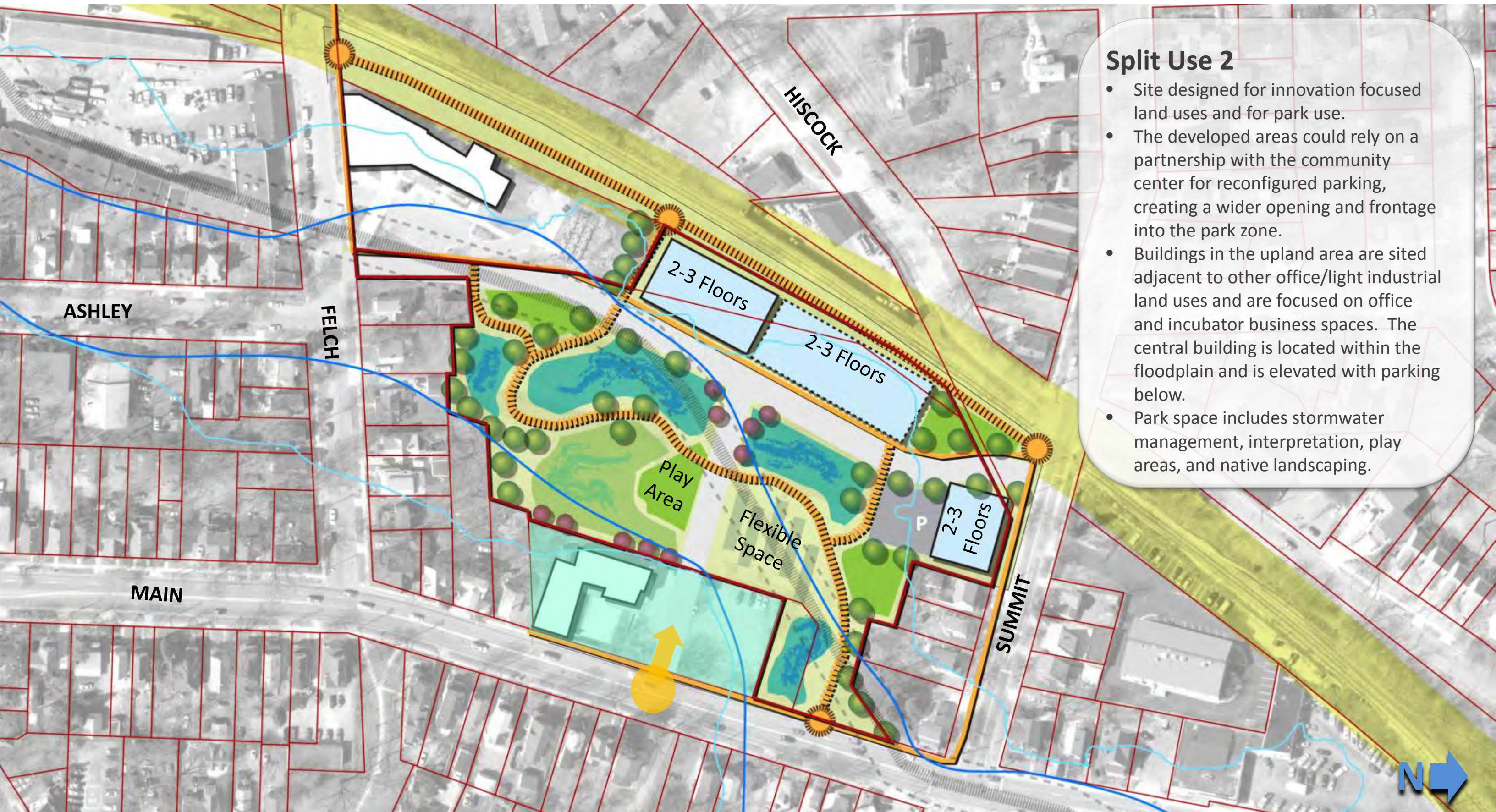
721 Future Options / Scenario C



Split Use 1

- Site designed partially for private development and partially as public park space.
- Development in smaller footprint buildings (e.g. townhouses and/or multi-family low rise) constructed in upland areas.
- Part of the existing building is retained and renovated as an incubator space – encouraging use of the development for live-work needs.
- Park space includes stormwater management, interpretation, play areas, and native landscaping.

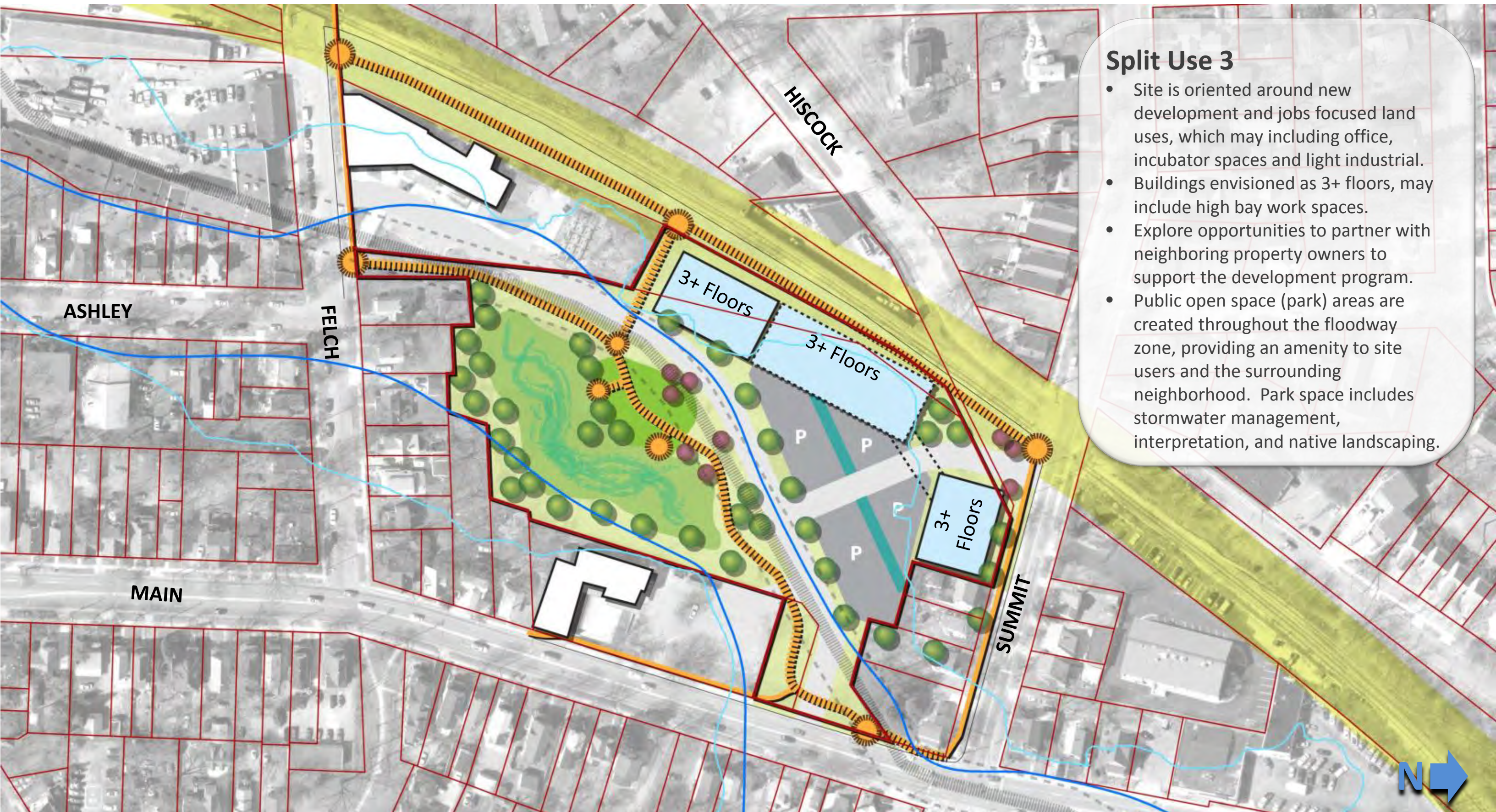
721 Future Options / Scenario D



Split Use 2

- Site designed for innovation focused land uses and for park use.
- The developed areas could rely on a partnership with the community center for reconfigured parking, creating a wider opening and frontage into the park zone.
- Buildings in the upland area are sited adjacent to other office/light industrial land uses and are focused on office and incubator business spaces. The central building is located within the floodplain and is elevated with parking below.
- Park space includes stormwater management, interpretation, play areas, and native landscaping.

721 Future Options / Scenario E



Split Use 3

- Site is oriented around new development and jobs focused land uses, which may including office, incubator spaces and light industrial.
- Buildings envisioned as 3+ floors, may include high bay work spaces.
- Explore opportunities to partner with neighboring property owners to support the development program.
- Public open space (park) areas are created throughout the floodway zone, providing an amenity to site users and the surrounding neighborhood. Park space includes stormwater management, interpretation, and native landscaping.

Feedback: Scenario Evaluation Matrix

Technical Committee Member Assignment

For each scenario rate whether you feel each of the factors poses a constraint on the success and viability of the scenario or whether you feel the factor poses an opportunity that the scenario enhances.

Use the 1-5 point scale and definitions below as a guide to answering this question.

- 1 – This factor is a *major* constraint that *severely* limits the scenario's viability
- 2 – This factor is a minor constraint that somewhat hinders the scenario's viability
- 3 – This factor does not have a significant bearing (positive or negative) on the scenario
- 4 – This factor is an opportunity that the scenario enhances
- 5 – This factor is a *significant* opportunity that the scenario *greatly* enhances

Feedback: Scenario Evaluation Matrix

	SCENARIOS				
	A Park Use	B Park/Civic Use	C Split Use 1	D Split Use 2	E Split Use 3
Access					
Visual Access					
Vehicular Access					
Non-Motorized Access (pedestrian/bike)					
Adjacency and interaction with railroad corridor					
Landform and Hydrology					
Topography (steep slopes)					
Floodplain / floodway extent					
Allen Creek Easement					
Environmental					
Habitat / native landscape creation					
Stormwater management needs					
Visual quality of the surrounding area					

Feedback: Scenario Evaluation Matrix

	SCENARIOS				
	A Park Use	B Park/Civic Use	C Split Use 1	D Split Use 2	E Split Use 3
Land Use					
Immediately adjacent residential land					
Immediately adjacent commercial/industrial land					
Overall surrounding neighborhood land uses					
Existing on-site buildings					
Recreation					
Need for neighborhood-level open space amenities					
Need for city-wide open space amenities					
Community flex space / civic venues					
Activation of the site					
Connectivity to other uses (e.g. border-2-border trail)					
Fiscal Implications					
Sale value of land / tax revenue					
Surrounding property value					
Public maintenance costs (e.g. for open space and stormwater features)					
Initial Capitol Investment					