

ANN ARBOR

South State Street

CORRIDOR



Community Meeting 2

Meeting Objective:

- To gather community feedback on draft recommendations for the corridor

Meeting Agenda:

- 6:30pm - 7:00pm Overview of the South State Street Corridor Project
- 7:00pm - 7:45pm Gather in groups to identify issues, opportunities, and priorities
- 7:45pm - 8:15pm Additional feedback and questions

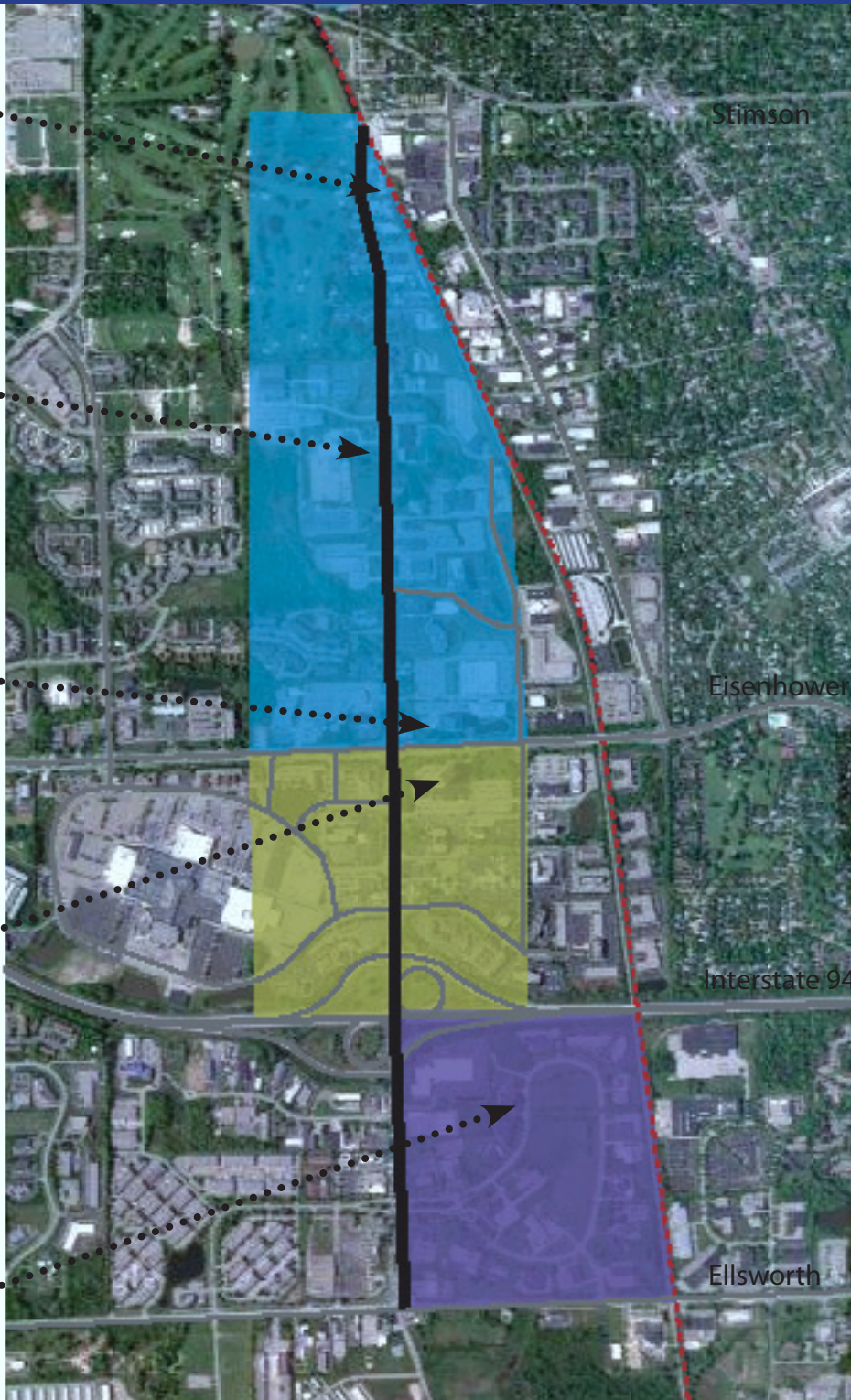
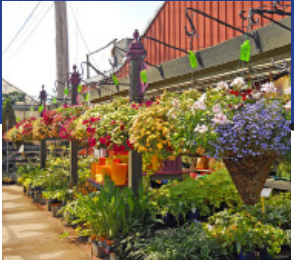
July 25, 2012

Review

- 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
- Since the 1950's there has been a focus on developing office, research, and light industrial uses 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



South State



Area 1

Stimson to
Eisenhower

Area 2

Eisenhower to
Interstate 94

Area 3

I-94 to
Ellsworth

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 first community meeting (May, 2012)

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

Feedback Informing Recommendations



The Sustainability Framework

Ann Arbor City Council approved a resolution to direct Planning Commission to incorporate 16 sustainability goals into the City Master Plan on Monday, July 2nd. Recommendations for the South State Street Corridor aim to follow this framework.

Community

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



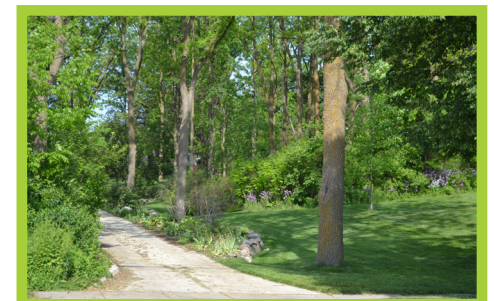
Land Use and Access

- Transportation Options
- Sustainable Systems
- Integrated Land Use



Resource Management

- Clean Air and Water
- Healthy Ecosystems



Community Recommendations

Engaged Community

- Encourage public art

Diverse Housing

- Encourage diverse affordable housing options

Safe Community

- Assess and improve high crash areas
- Develop safe non-motorized systems
- Utilize lighting and signage improvements to help define the character of the corridor



Active Living and Learning

- Preserve land for public open space, parks, and walking paths
- Create a network of walking paths that can be accessed by pedestrians and cyclists
- Improve non-motorized network
- Encourage a non-motorized path along the railroad

Economic Vitality

- Support appropriate revitalization efforts
- Encourage beautification of the corridor
- Incorporate “Gateway” treatments (landscaping, signage, lighting)
- Encourage sustainable economic development
- Explore feasibility of a Business Improvement District (BID)

Land Use and Access Recommendations

Transportation Options

- Enhance non-motorized access
- Enhance pedestrian movement and access
- Preserve complete streets capacity
- Anticipate future public transit opportunities

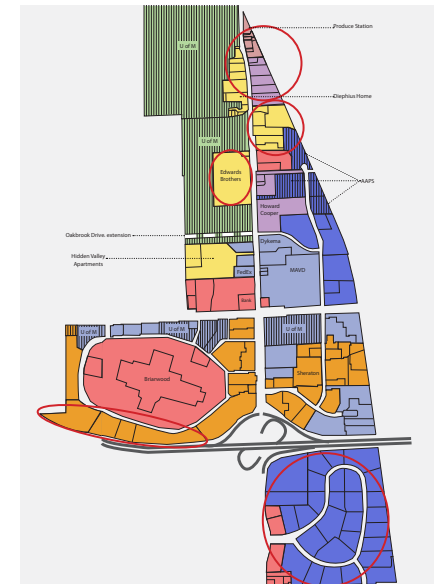


Sustainable Systems

- Increase sanitary capacity where necessary
- Conduct comprehensive transportation study in Area 2 to improve safety and access
- Improve stormwater management
- Evaluate and enhance traffic control systems (light timing, turn lanes, signage)
- Evaluate innovative parking solutions
- Resurface streets, bike lanes, and non-motorized paths

Integrated Land Use

- Annex township islands in Area 1
- Encourage small business incubation
- Support office and residential mixed uses in Area 1
- Support office, residential, and retail mixed uses in Area 2
- Encourage office, research, and limited industrial uses in Area 3
- Support sustainable retail development fronting the street in Area 3



Resource Management Recommendations

Clean Air and Water

- Install rain gardens in right-of-way
- Convert turf to low maintenance landscaping

Healthy Ecosystems

- Support local agricultural operations



Community Input



Open house format

Meeting Goals:

- Obtain feedback on the proposed recommendations
- Gather additional recommendations for the corridor
- Have community members highlight specific areas of interest or concern on maps at each table
- Identify desired future land uses

Tables:

Land Use

Transportation

Aesthetics

Next Steps

Next Steps:

- Solidify Recommendations
- Draft Plan
- Work with the Master Plan Revisions Committee to finalize recommendations
- Meet with Planning Commission during a work session
- Meet with Planning Commission for the public hearing
- Meet with City Council for final adoption

* Meetings in blue are open to the public

How to Stay Involved:

Visit our website and sign up to receive email updates
www.a2gov.org/southstate

Contact a City Planner:

Kristin Baja, Project Director
kbaja@a2gov.org, 734-794-6000 ext. 42653

Jeff Kahan, City Planner
jkahan@a2gov.org, 734-794-6000 ext. 42614

Wendy Rampson, Planning Manager
wrampson@a2gov.org, 734-794-6265 ext. 42606