



City of Ann Arbor State Street Corridor Plan

The City of Ann Arbor Planning and Development Department is undertaking a planning study of the State Street corridor from Stimson Street south to West Ellsworth Road. The intent of this study is to explore such topics as zoning alternatives, transportation options, and infrastructure improvements in the area, as they relate to current and future land uses, to guide future development.

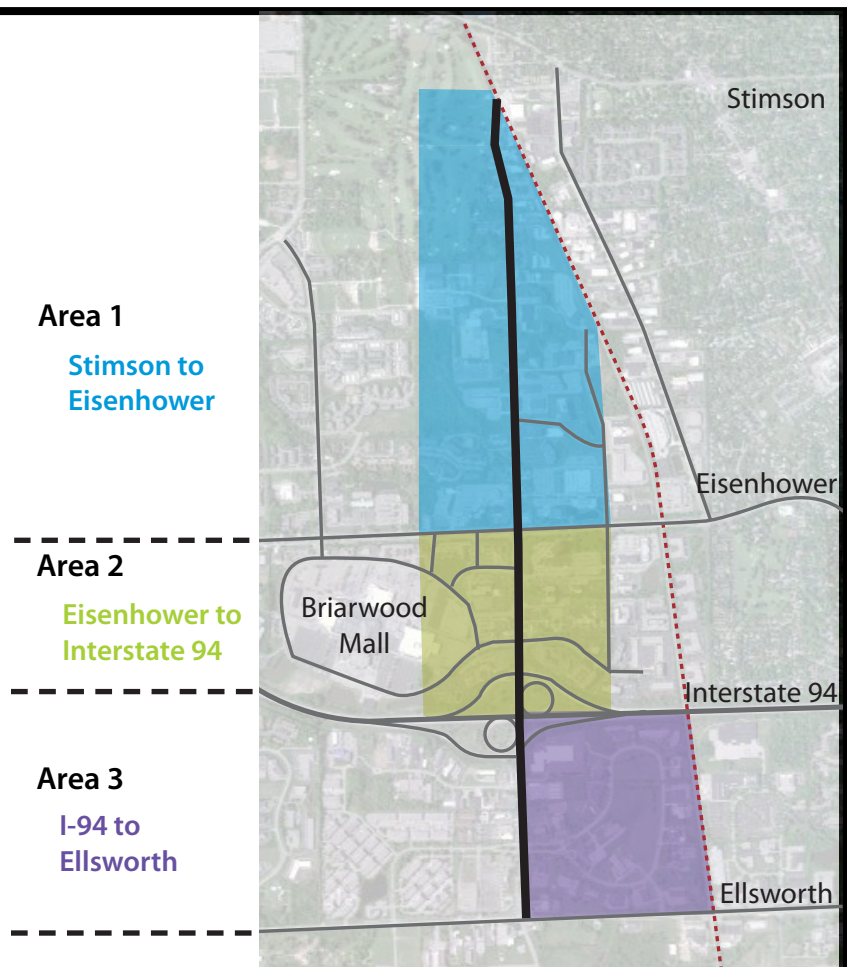
Corridor Background

Development since the 1950's has shaped South State Street to be Ann Arbor's primary office, research, and light industrial corridor. In 1973, Briarwood mall became the county's first mall in adding 982,500 sq ft of commercial space to the corridor. In the mid-1990's the University of Michigan expanded its athletic campus and developed new facilities along the northwest portion of the State Street corridor. Today, this corridor 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. Commercial and residential uses are also present in this corridor, but constitute a smaller percentage of the land use. The City intends to preserve existing land uses and ensure future uses are compatible and complementary.

For the purposes of this project, the City has divided the corridor into three sub-areas. The northern-most area, **Area 1**, extends from Stimson on the north to Eisenhower on the south. It contains a mix of commercial, office and long-standing industrial properties. This sub-area is zoned primarily for office and light industrial uses only.

Area 2 extends from the southern edge of Area 1 south to I-94. This sub-area encompasses a mix of office, commercial, and residential uses. There are no current industrial uses here, though the zoning for a large portion of the sub-area allows light industrial uses.

Area 3 is south of I-94 and east of State St. It includes Ann Arbor Research Park and Ann Arbor Industrial Park. This sub-area is zoned for and contains primarily research, office and light industrial uses.



Planning Process

No previous corridor studies have focused on South State Street. The City will use references to the corridor in existing plans, stakeholder interviews, and community input to inform the scope, process, and plan for South State Street. This initiative is a five-phase process, and the City is currently in Phase II: Community Input.

Phase I: Project Kick-Off

Phase II: Community Input

Phase III: Analyze Information + Draft Plan

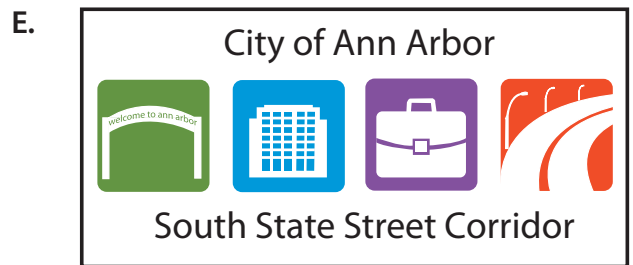
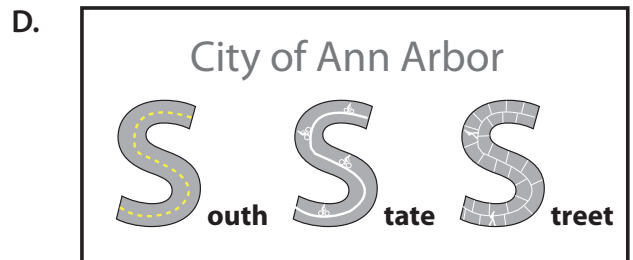
Phase IV: Review

Phase V: Implementation

Branding the Corridor

The City of Ann Arbor Planning and Development Department is working hard to create an image and perception for South State Street Corridor. Below are several draft concept logos. Please take a moment to think about the corridor and how you would like to see it function in the future. Then vote on your favorite logo or feel free to provide us with written feedback and recommendations. The final logo is meant to be clean, simple, and creative and visually represent the South State Street corridor. We will use your comments to improve the design and narrow the choices.

Branding Logos:



Additional Information

Planning and Development Services Unit will post all materials, reports, maps, and plan drafts on the City of Ann Arbor website (<http://www.a2gov.org/southstate>) as they become available. Information about public meetings and information sessions will also be posted on the website. To subscribe to an email list for this planning effort, go to a2gov.org/southstate and click on the red envelope.

Please contact Kristin Baja at 734.794.6000 x 42653 or SouthState@a2gov.org if you have any questions, comments, or would like additional information about the study.