

721 North Main

Community Meeting #1

10/10/12



Agenda Outline

1. Introductions
2. Project Process and Schedule
3. How Can I Be Involved?
4. Opportunities and Constraints Analysis
5. Questions and Comments
6. Community Feedback
7. Next Steps

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.

721 Allen Creek Greenway Task Force Options



Option A
"Community Green"

All park option

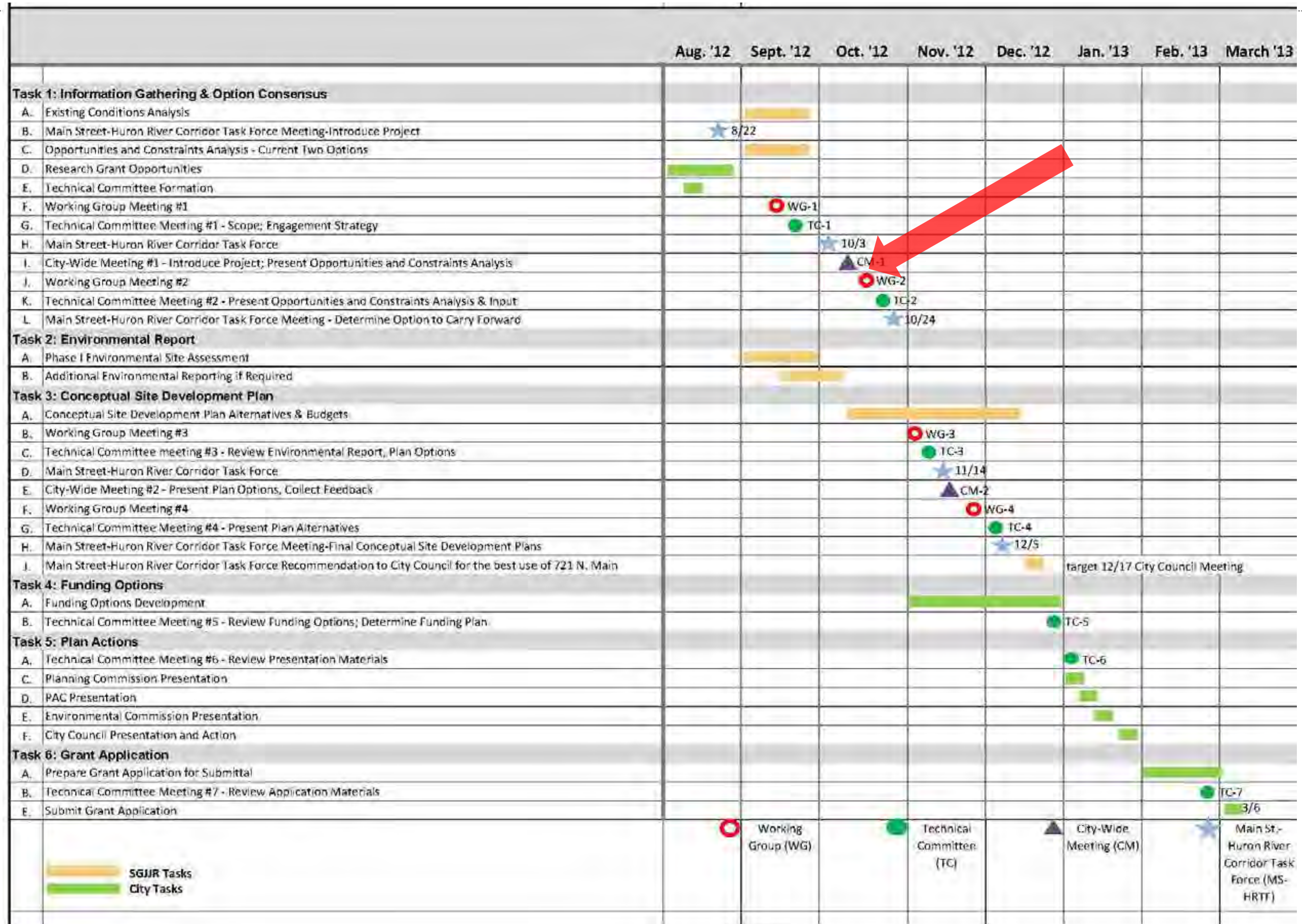


Option B
Mixed-Use Neighborhoods + Open Space

Mix of open space and development



721 Next Steps



Project Website

www.a2gov.org

→ Planning and Development

→ Planning

→ 721 North Main Project

The screenshot shows the City of Ann Arbor website for the 721 North Main Project. The navigation bar includes links for government, services, news, contact us, living in, visiting, and working in. The breadcrumb trail is: Home > Government > Community Services > Planning and Development > Planning > 721 North Main Project. The left sidebar contains a menu for Planning, with the 721 North Main Project selected. The main content area features a search bar, a project description, a list of past studies and plans, a probable project schedule, and public meeting notices. A right sidebar offers a sign-up for email updates and project contact information.

government services news contact us living in visiting working in

Home > Government > Community Services > Planning and Development > Planning > 721 North Main Project

City of Ann Arbor government

search

ADD THIS

721 North Main Project

Project Description

The 721 North Main project, a component of the North Main-Huron River Corridor Project, is intended to determine the best use of this site as part of the overall vision developed by the North Main - Huron River Vision Task Force.

A 721 North Main Technical Committee will be providing the necessary technical expertise and input needed to develop a conceptual plan as a basis for potential grant applications.

Past Studies and Plans

- Parks and Recreation Open Space Plan (2011) (PDF)
- Land Use Plan (2009) (PDF)
- Transportation Plan Update (2009) (PDF)
- Non-motorized Plan and Appendix (2007) (PDFs)
- Allen Creek Greenway Taskforce Report (2007) (PDF)
- Natural Features Plan (2004) (PDF)
- North Main/Huron River Corridor Study (1988) (PDF)
- 721 N Main Floodplain Map (PDF)

Probable Project Schedule

See the probable project schedule for a breakdown of tasks for the 721 North Main project. The North Main - Huron River Vision Task Force will recommend to Council the best use of 721 N. Main. The NMHRVTF will provide its recommendation for 721 North Main to Council by December 31, 2012, and submit its report to Council by July 31, 2013.

Public Meeting Notice

Technical Committee Meeting 1, September 24, 2012: Agenda (PDF); Meeting Summary (PDF)

- Attachment: Opportunities & Constraints Presentation (PDF)

Public Meeting Notice

The City of Ann Arbor is holding a public meeting to discuss city-owned property located at 721 N. Main Street, and we would like your input. The meeting is scheduled for **Wednesday, Oct. 10 from 6:30 to 8:30 p.m.** at the [Ann Arbor Community Center, 625 N. Main Street, Ann Arbor.](#)

Sign up to receive North Main-Huron River Corridor Project/721 N. Main Project email updates.

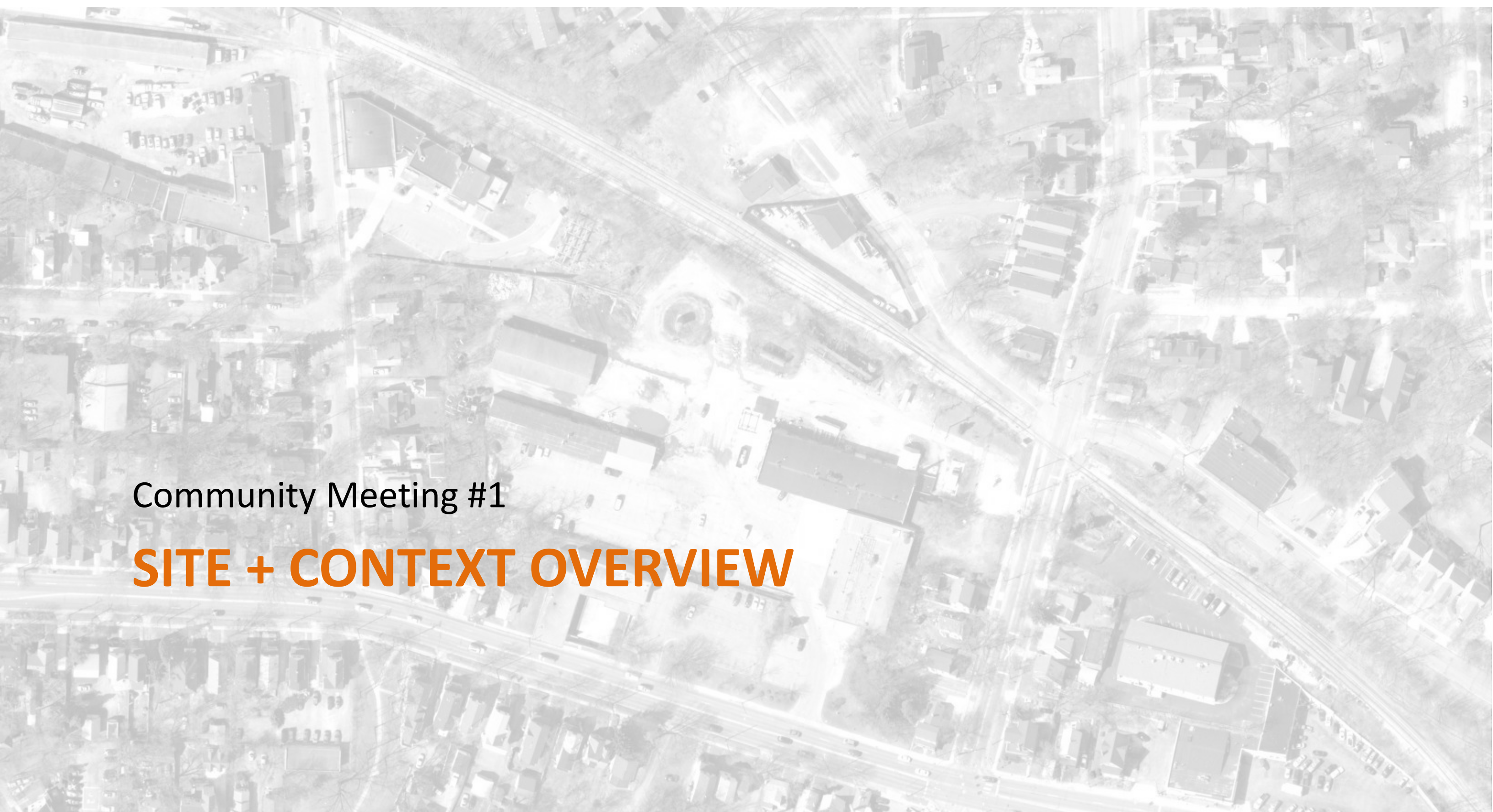
Project contact:
Connie Pulcifer
Systems Planner
Systems Planning Unit
734.794.6430 ext.43731
cpulcifer@a2gov.org

Select Department
Select Online Service

Join the Conversation

www.a2gov.org/a2opencityhall

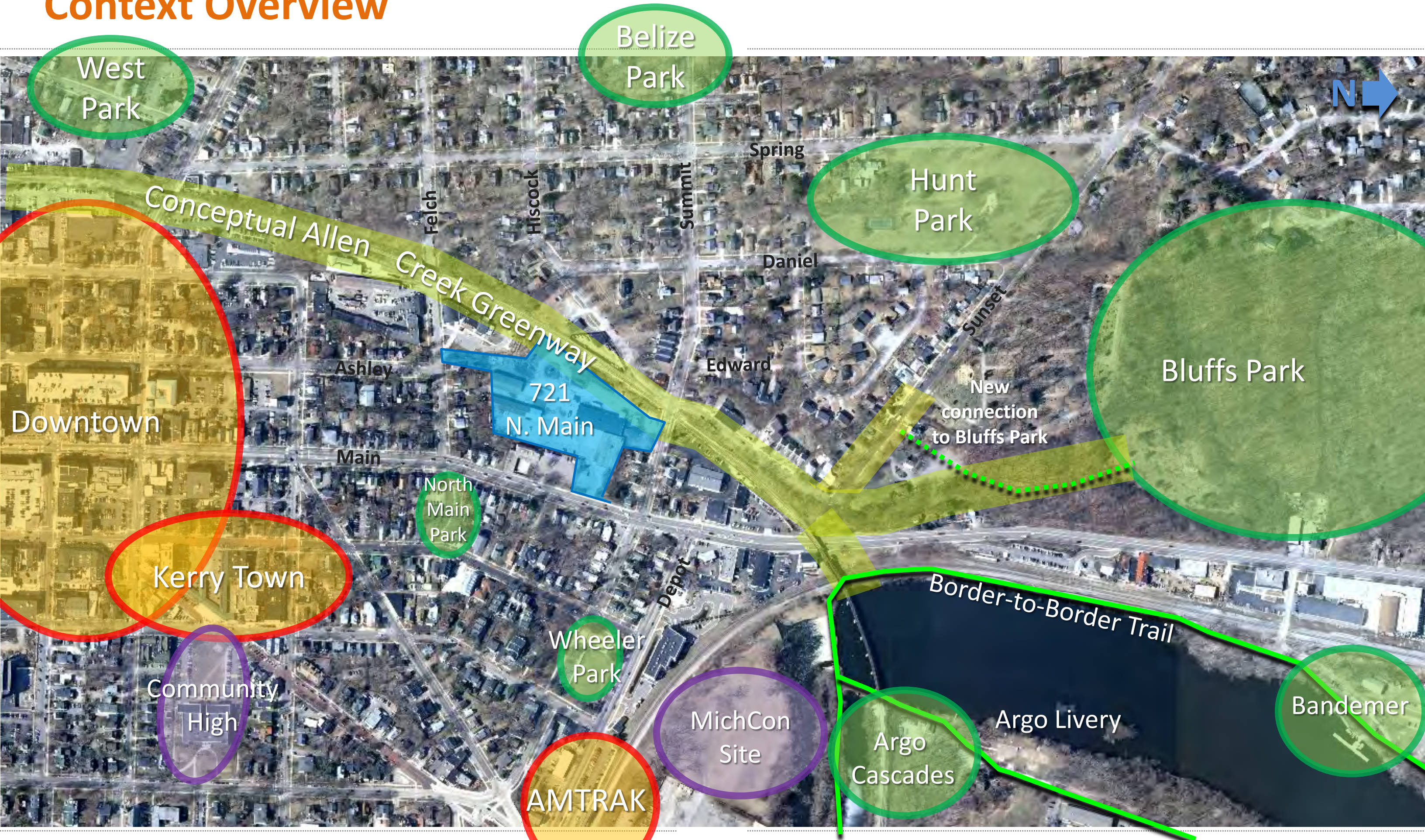
The screenshot shows the A2 Open City Hall website. At the top, there is a navigation bar with links for government, services, news, contact us, living in, visiting, and working in. Below this is the City of Ann Arbor logo and the word "government". A search bar is located on the right side of the header. The main content area is titled "A2 Open City Hall" and includes a sub-header with "Home" and "About A2 Open City Hall" links, along with "Sign In" and "Help" options. Social media sharing buttons for Tweet (1), Like (2), and +1 (2) are visible. A prominent section titled "Subscribe to A2 Open City Hall" features the City of Ann Arbor seal and a text box explaining the forum's purpose: "A2 Open City Hall is an online forum for civic engagement. Read what others are saying about important Ann Arbor topics, then post your own statement. City officials will read the statements and incorporate them into their decision process." Below this, it states: "When you post your first statement, you will be asked for your name and home address. This confidential information is only used to identify..." and includes a "read more" link. A form with the label "Enter your Email Address" and a blue "Subscribe" button is provided. Underneath, the "Open Topics" section lists three active topics: "721 N. Main Project" (What are your priorities for improving the property at 721 N. Main?), "Fire Department Restructure Proposal" (What are your thoughts about the benefits or concerns you may have with the Ann Arbor Fire Department Restructure Proposal?), and "Urban and Community Forest Management Plan Draft Recommendations" (The City currently is drafting its first Urban and Community Forest Management Plan. What do you think the top priorities should be?). At the bottom, there is a "Select Language" dropdown menu and a "PEAK DEMOCRACY" logo.



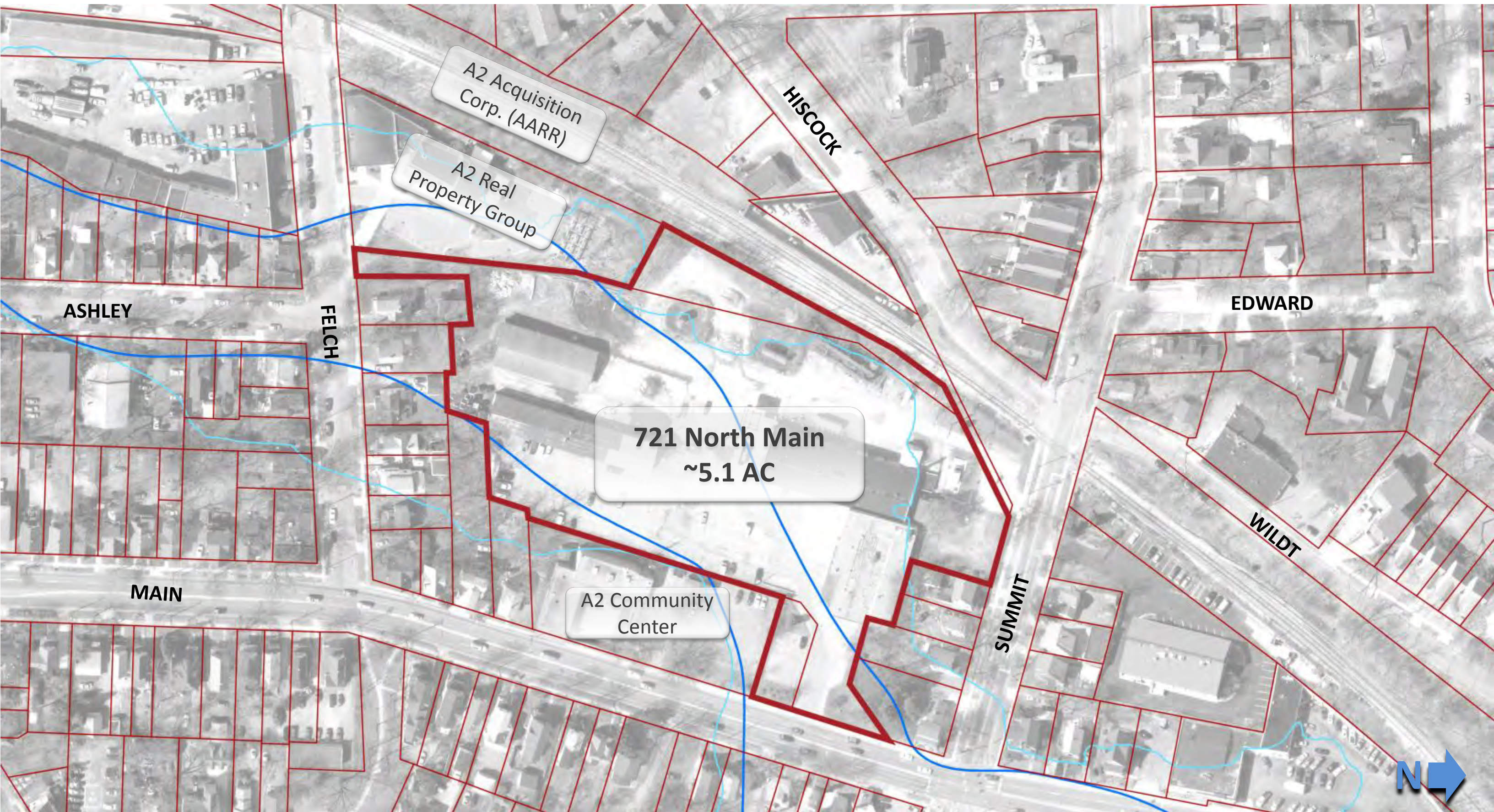
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SITE + CONTEXT OVERVIEW

Context Overview



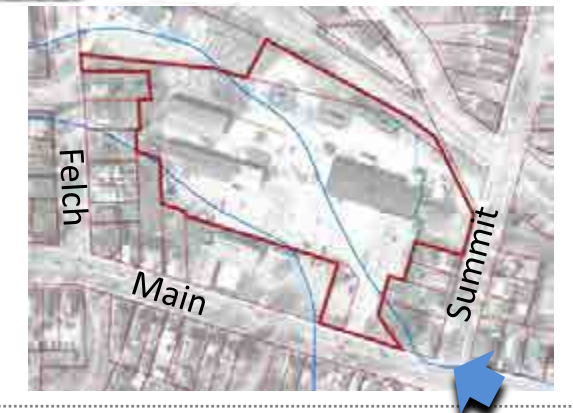
Site Overview



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



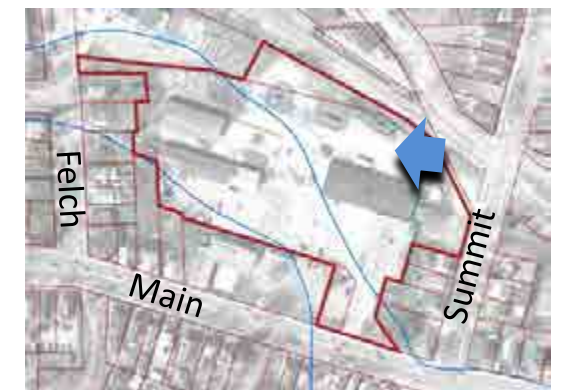
Maintenance Buildings



Site Overview



Site interior – from NW corner



Site Overview



CNG Fueling Station at Summit Street Access



Site Overview



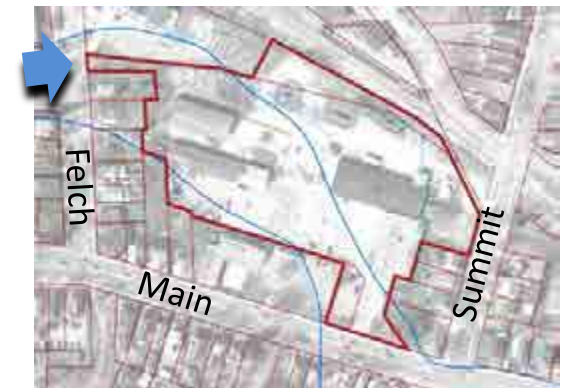
View to west across Main Street

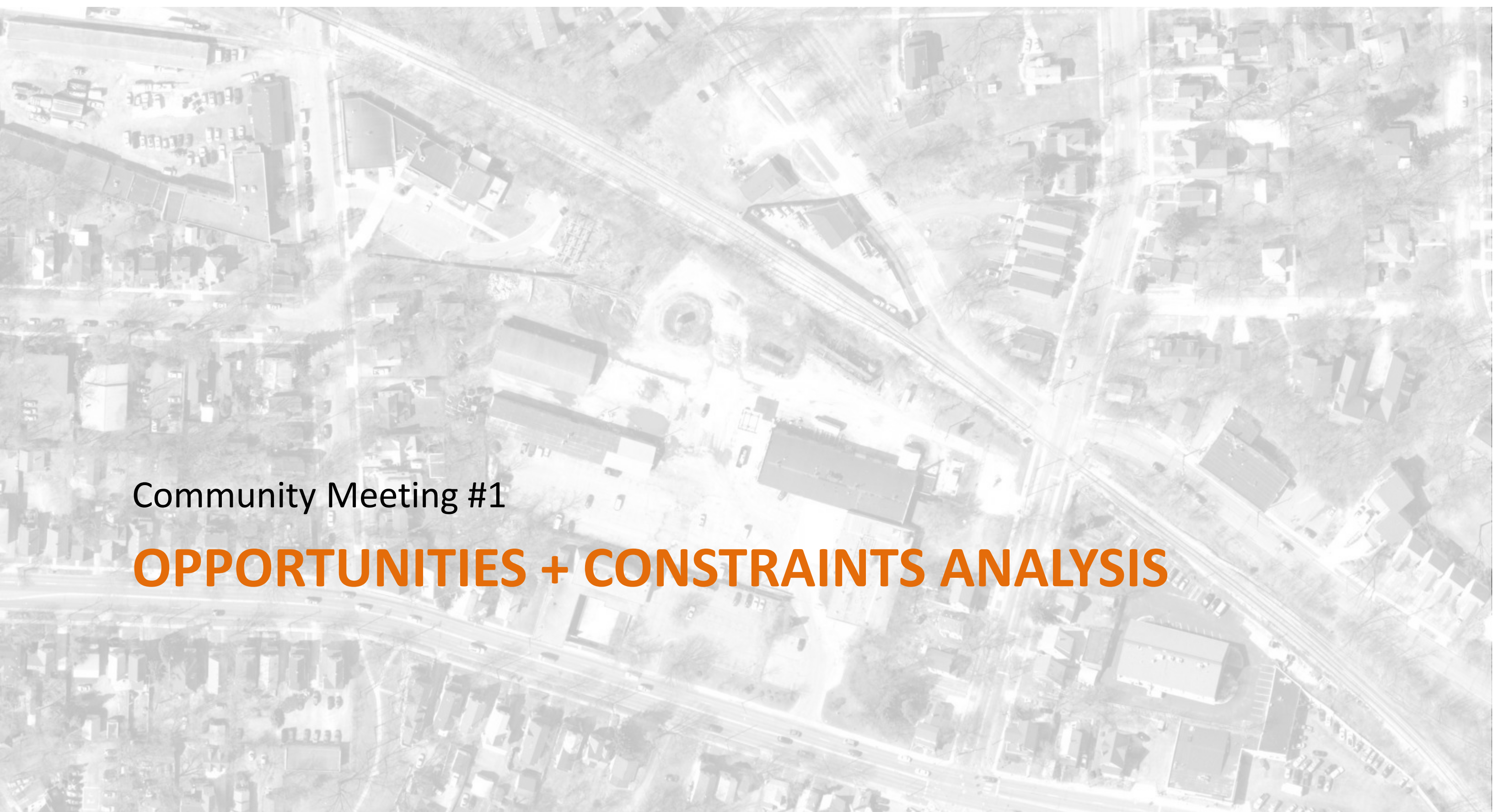


Site Overview



Felch Street Access





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OPPORTUNITIES + CONSTRAINTS ANALYSIS

Opportunities + Constraints / Key Factors



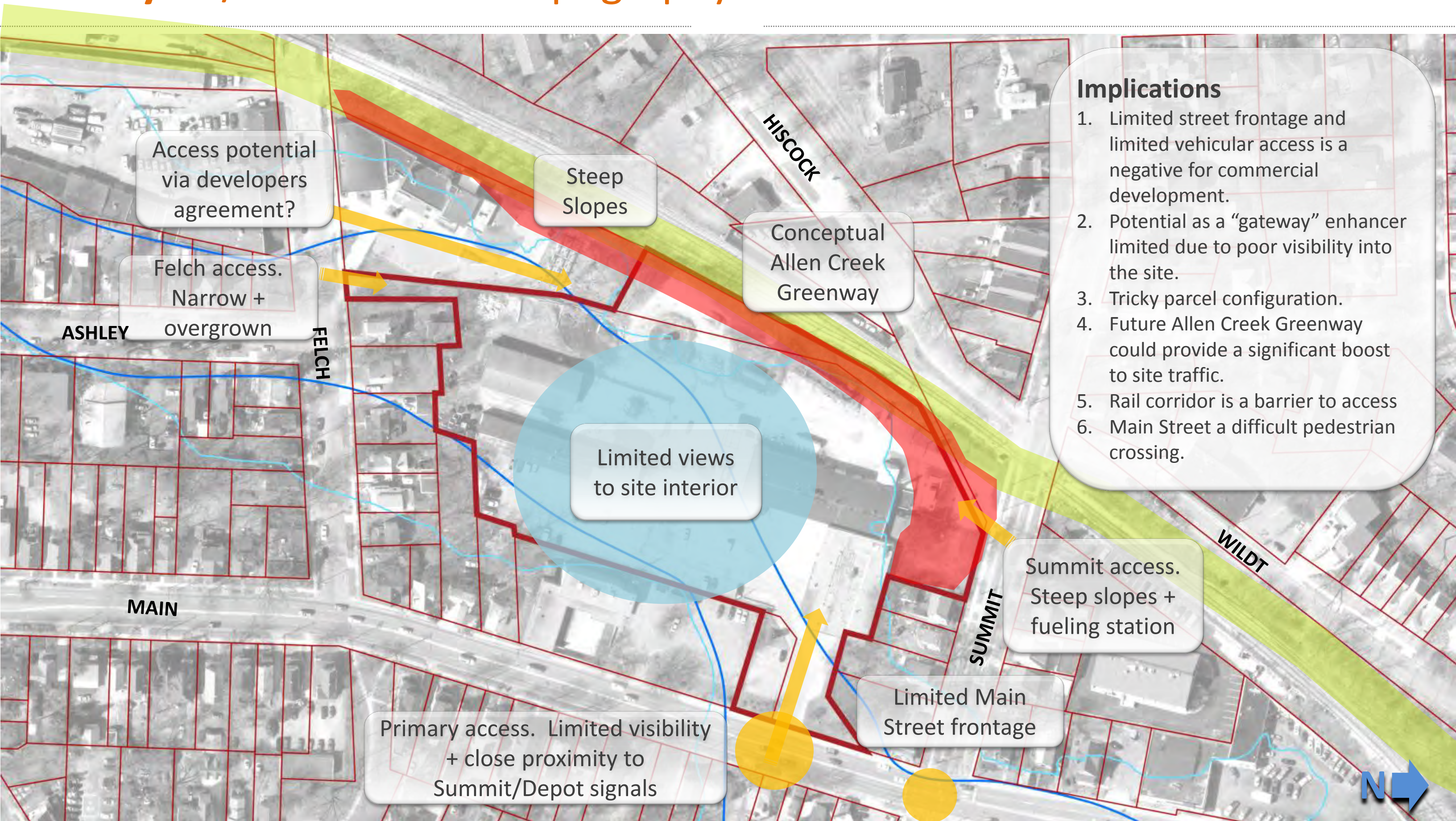
SITE LEVEL

- Site access
- Infrastructure + utilities
- Site contamination
- Floodplain
- Land use
- Existing site features

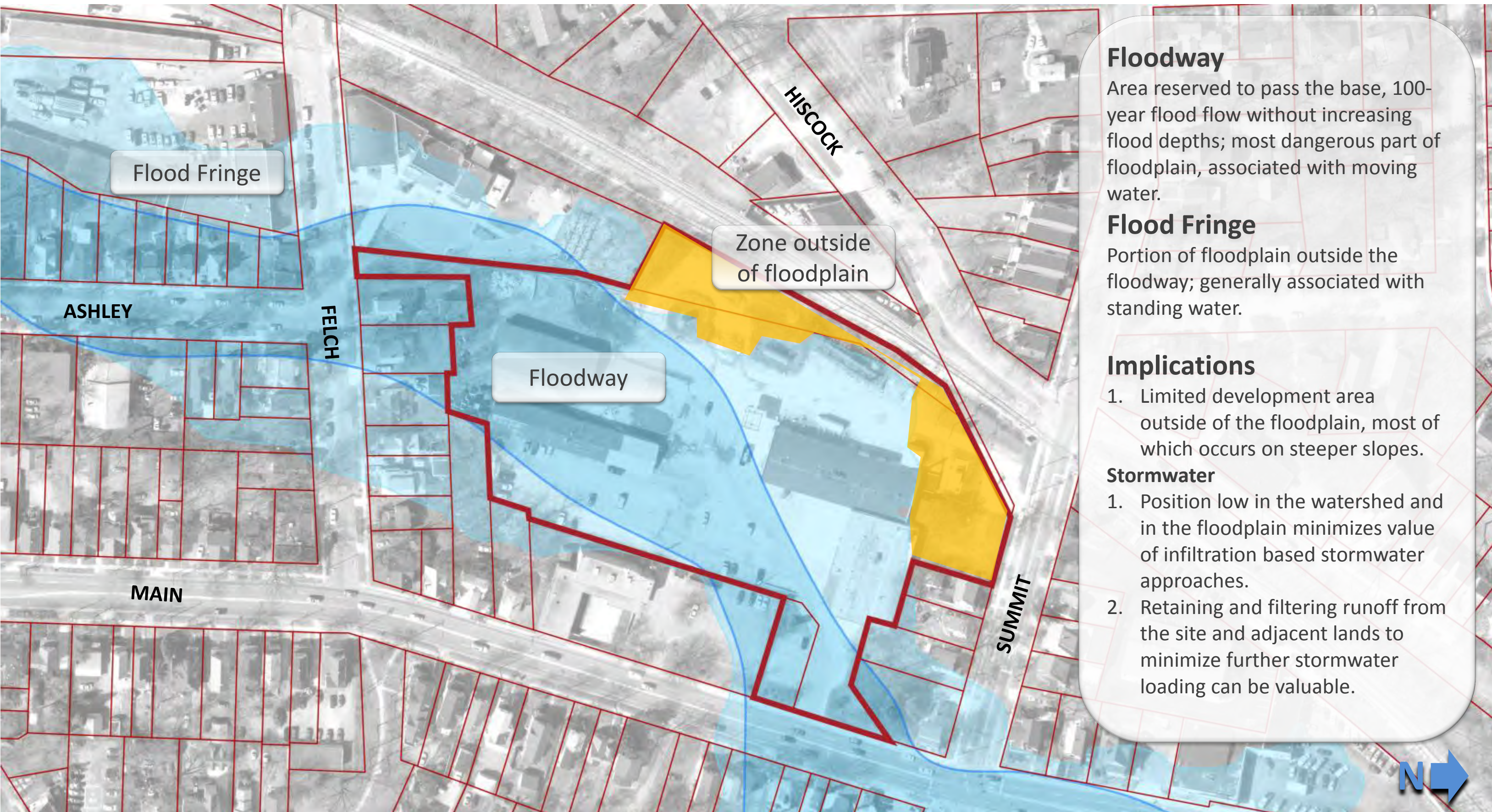
CONTEXT LEVEL

- Transit
- Allen Creek Greenway
- Expansion of adjacent land uses
- Recreation
- 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.

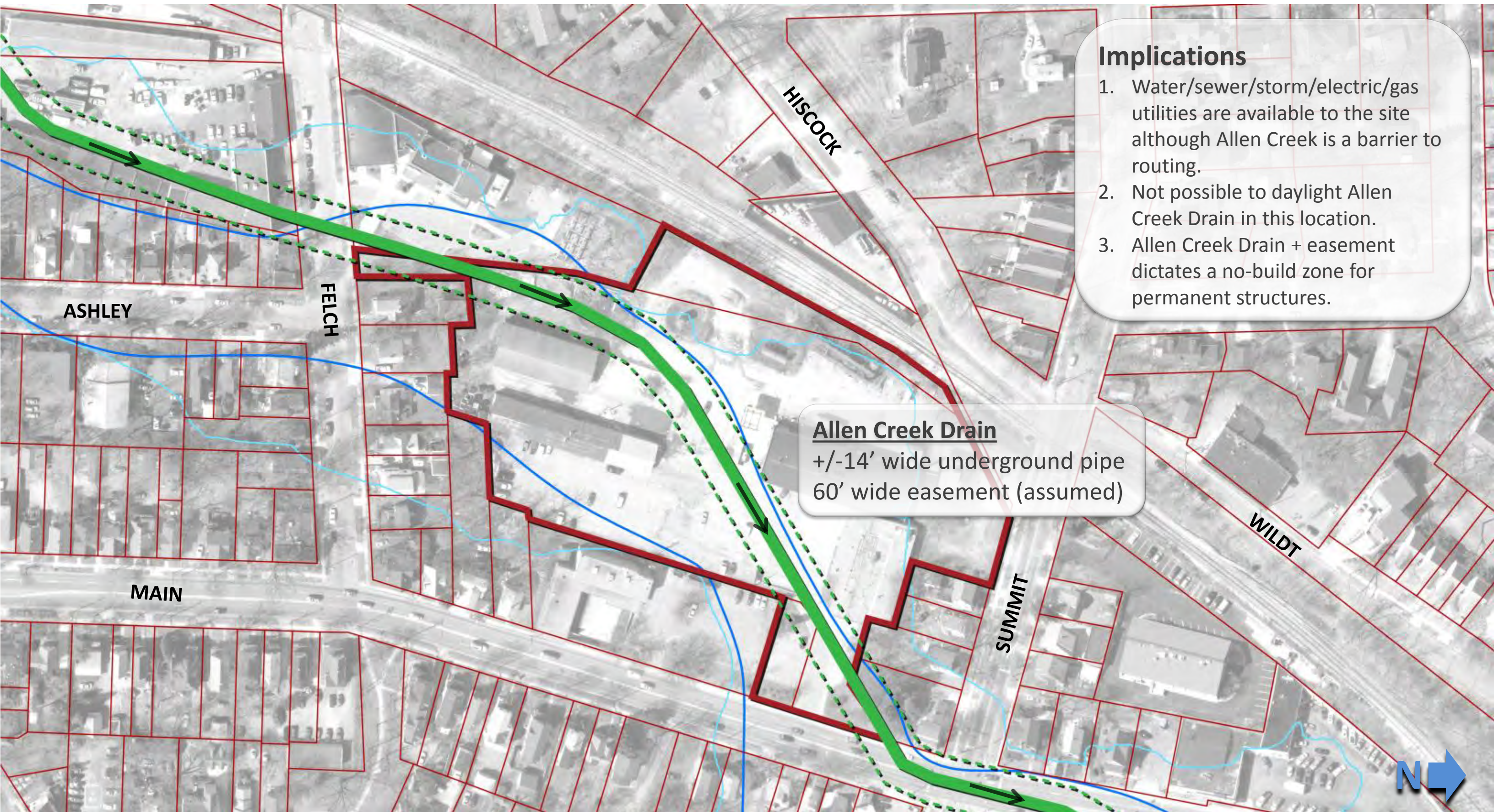
Implications

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.

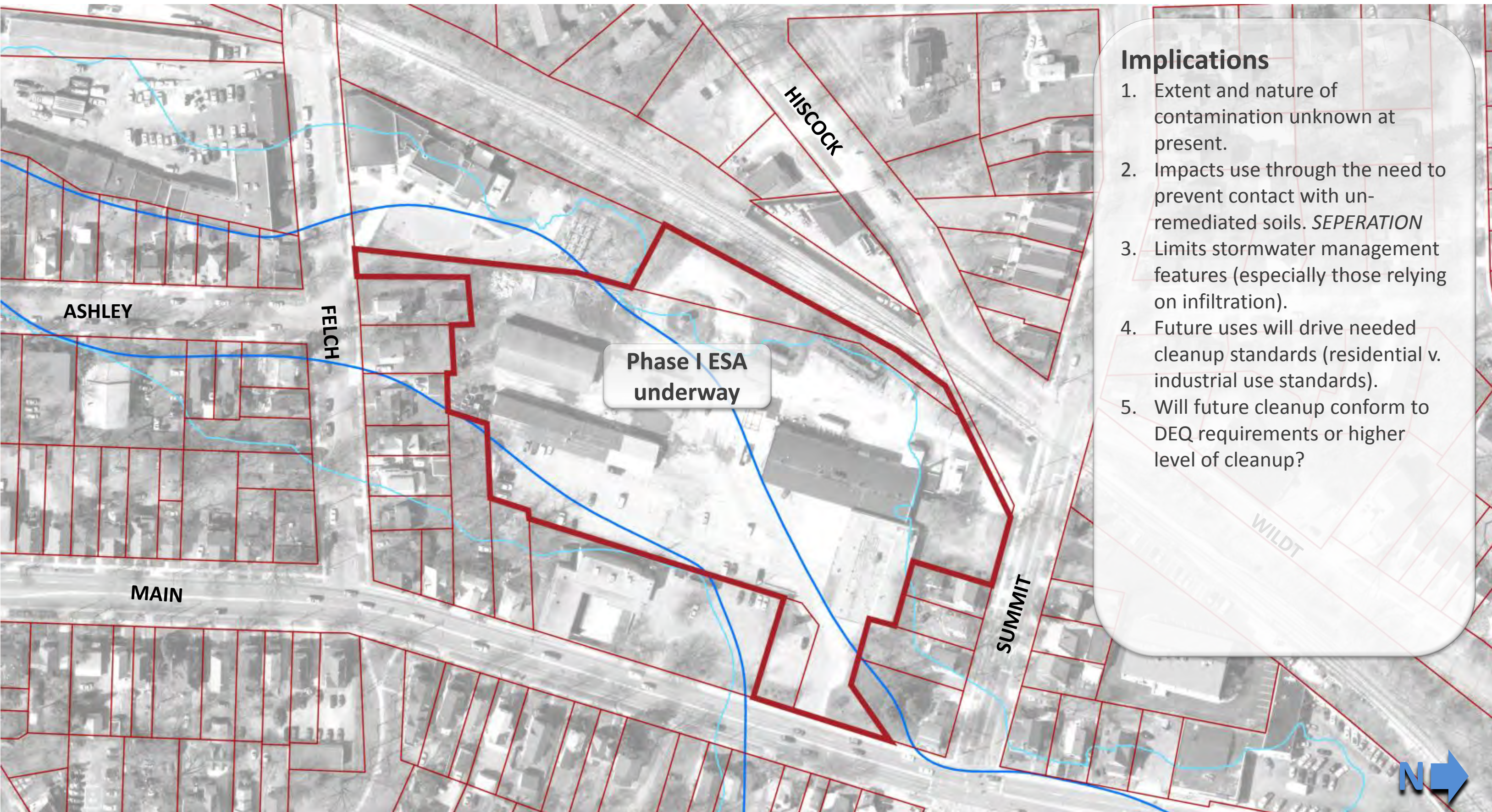
Analysis / Infrastructure + Utilities / Allen Creek Drain



- 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 / 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?

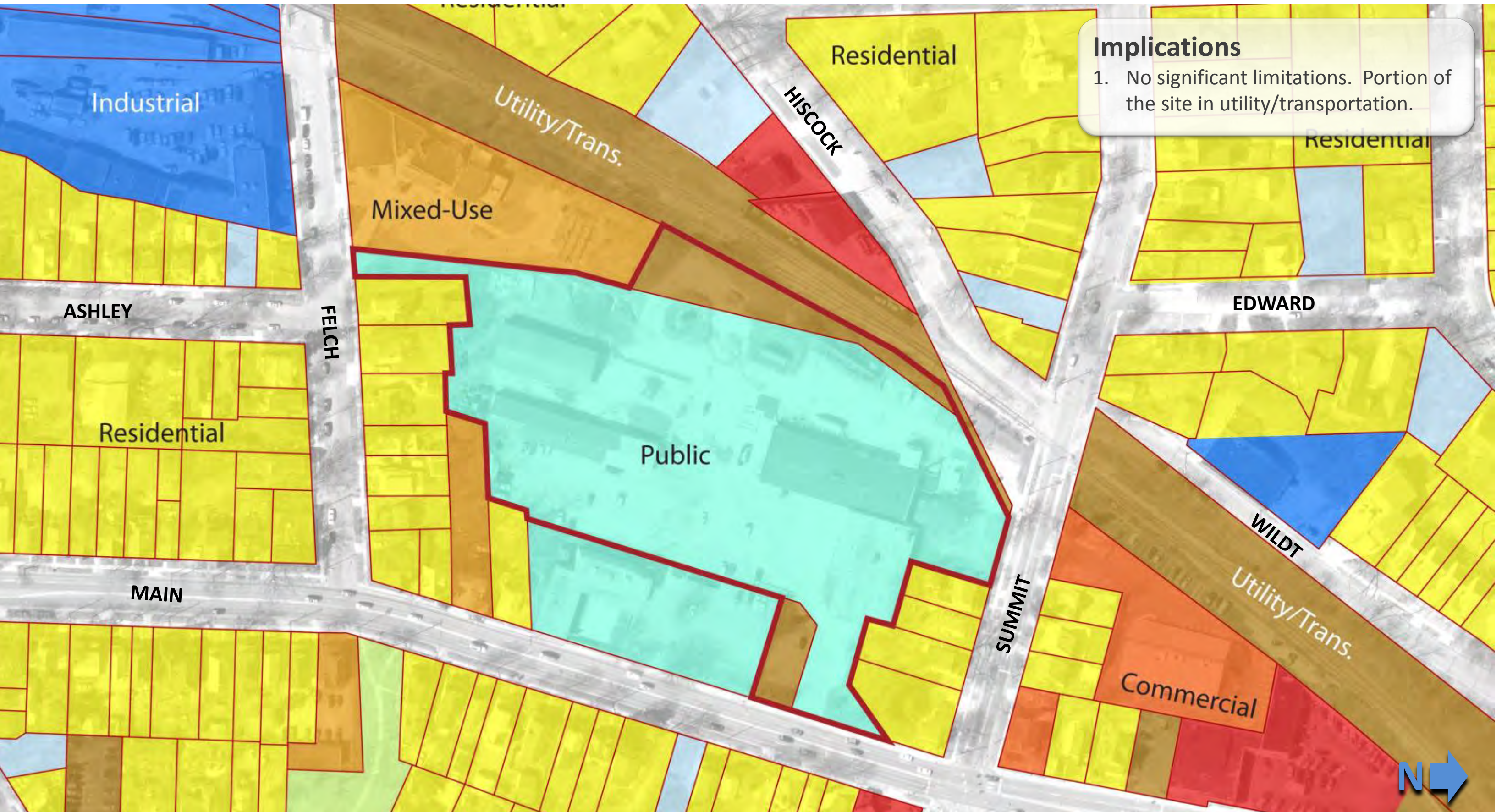
Analysis / Buildings



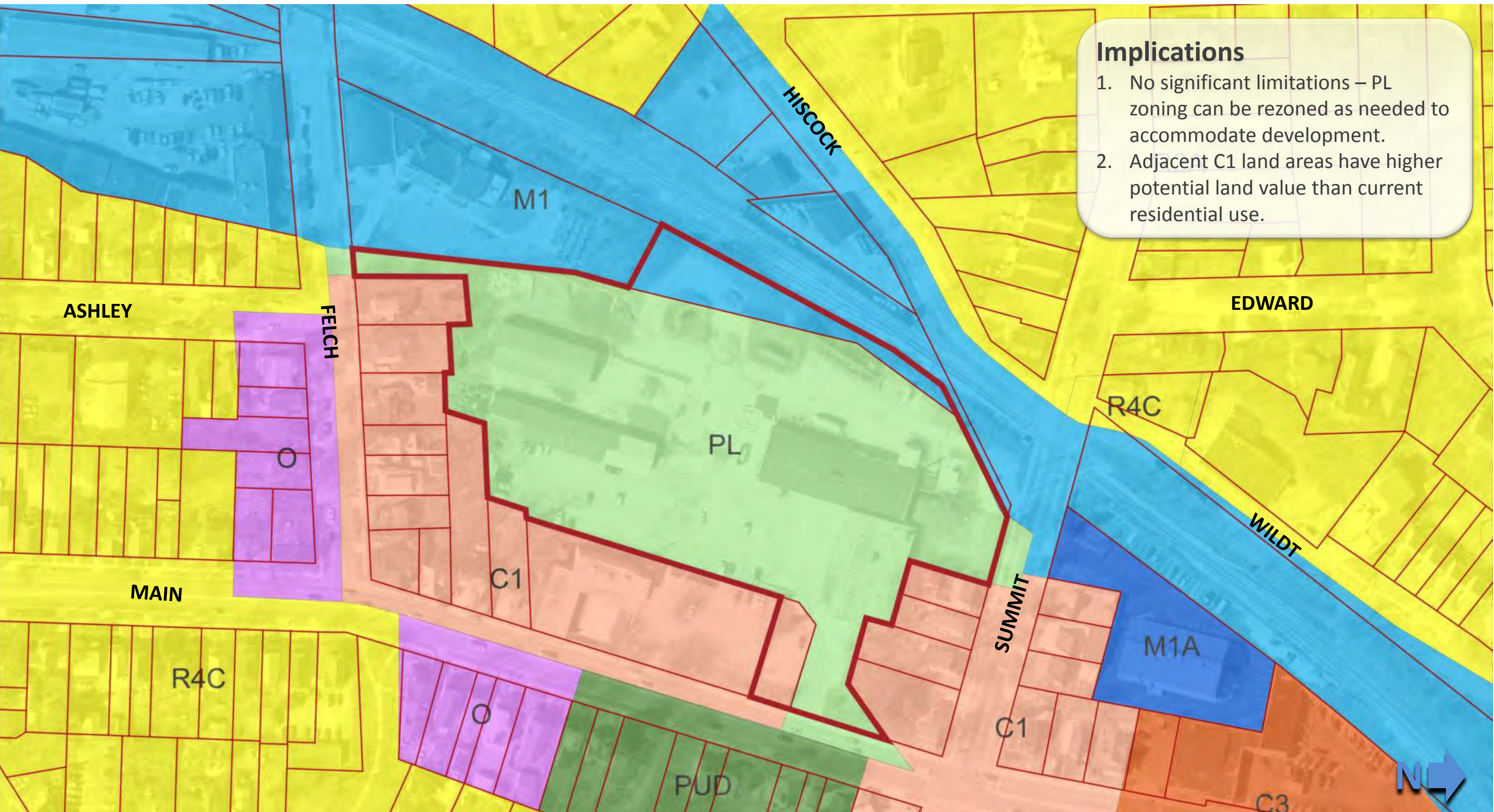
Implications

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





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FUTURE OPTIONS / SCENARIOS + FEEDBACK

721 Allen Creek Greenway Task Force Options



Option A
"Community Green"

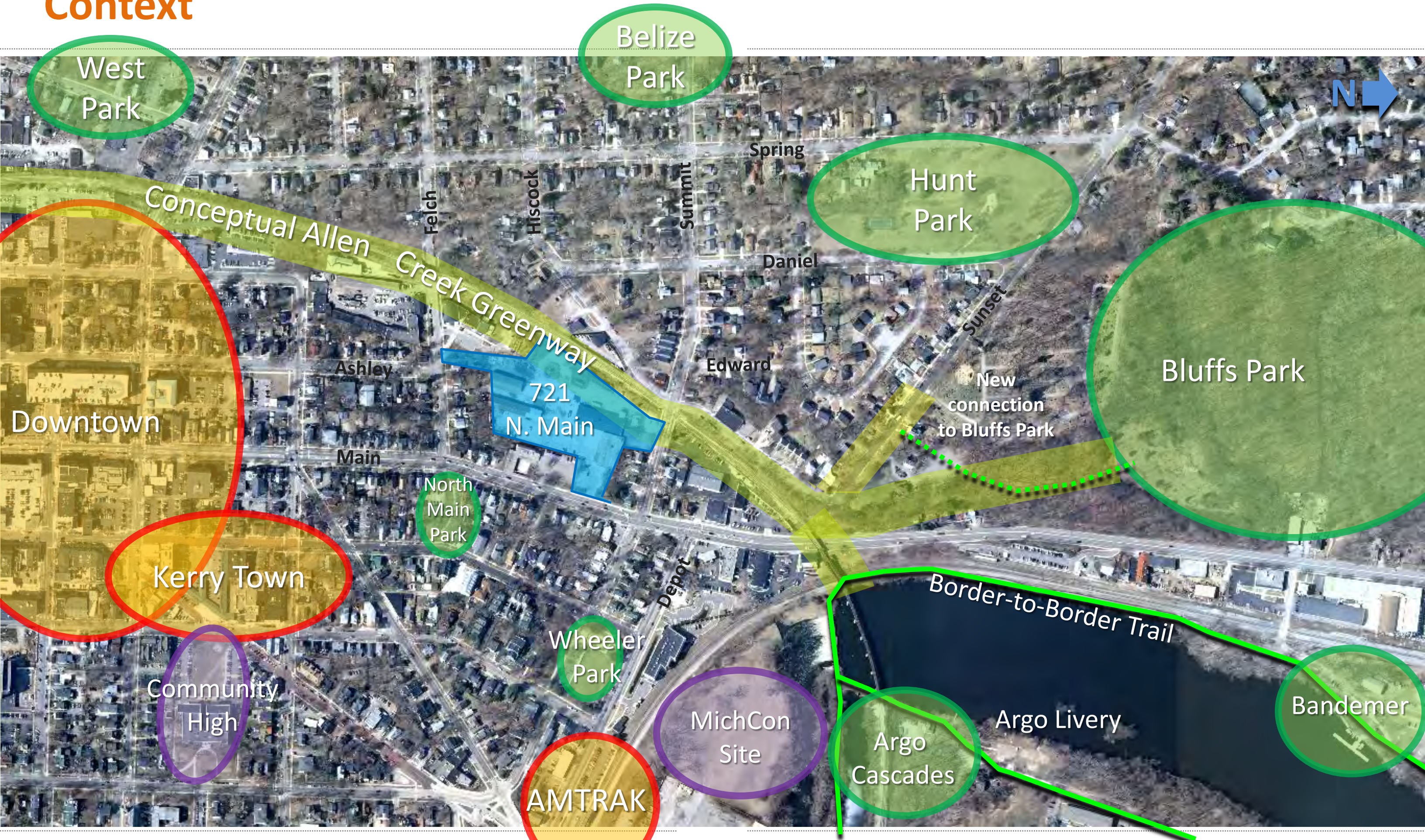
All park option



Option B
Mixed-Use Neighborhoods + Open Space

Mix of open space and development

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
- Public **safety**
- Long term park **maintenance requirements**
- Consider **Park Recreation and Open Space (PROS) Plan** Acquisition Guidelines (next slide)

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

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.

Note: 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.

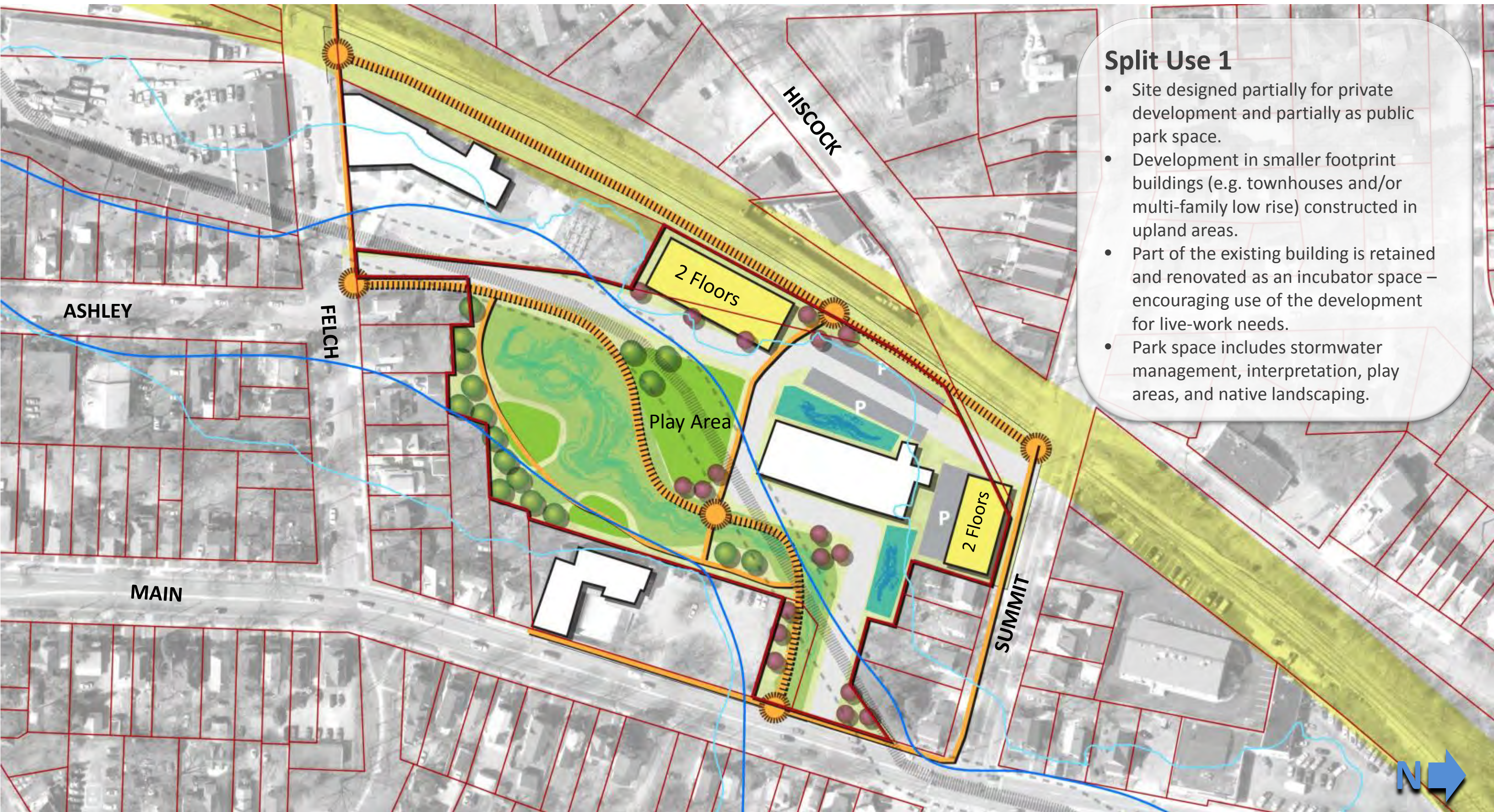
721 Future Options / Scenario B



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.

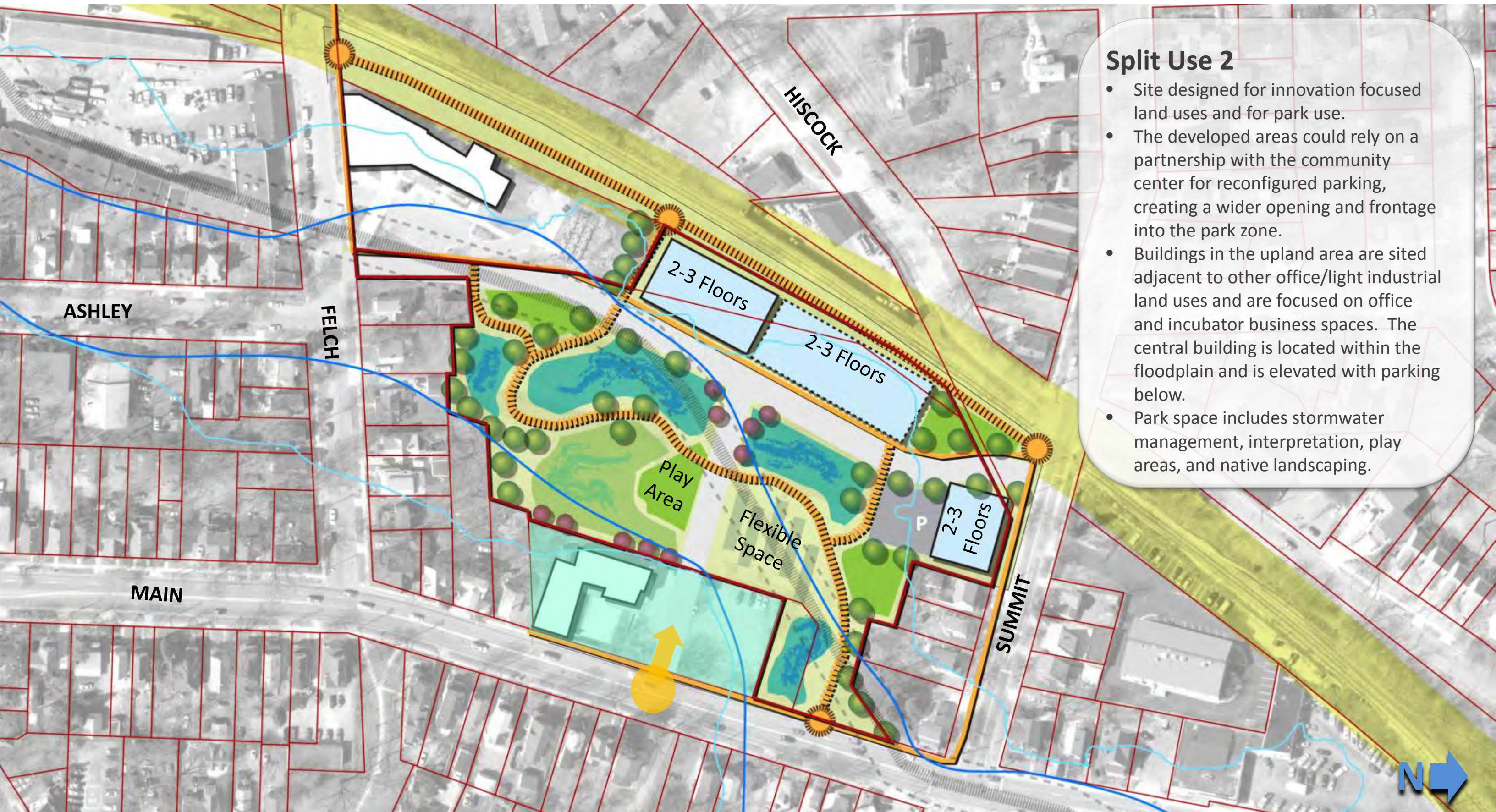
721 Future Options / Scenario C



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.

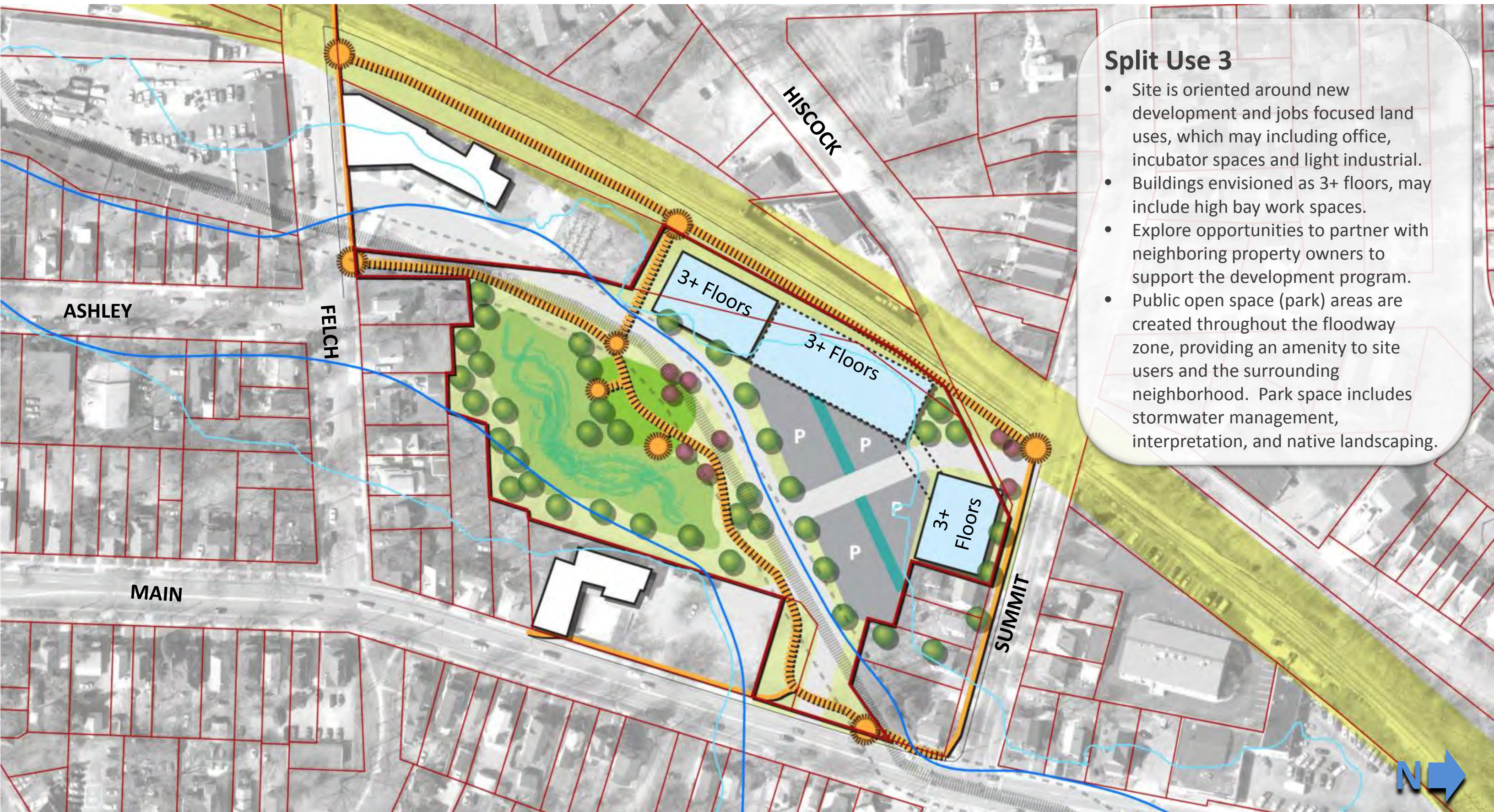
721 Future Options / Scenario D



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.



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FEEDBACK AND QUESTIONS

Feedback: Priorities

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).

- **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

Next Steps

- Determine preferred proportion of park/open space to other uses.
- Develop concept plan for park/open space.

THANK YOU!