

South State Street Transportation Audit

October 23, 2014

Table of Contents

1. Tour Map
2. Zone Discussion Topics
3. Land Use Summary Matrix
4. South State Street Corridor Plan Site Specific Land Use Recommendations Map
5. South State Street Corridor Plan Overall Land Use Recommendations Map
6. South State Street Transportation Improvements (Corridor Plan) Map

South State Street Transportation Audit



Zone 3: Oakbrook Dr. to
Eisenhower Pkwy

Parking: Mega Bus
Stop/Park and Ride - across
from Germain Honda



Zone 2: Eisenhower Pkwy to
I-94

Parking: Red Robin



Zone 1: I-94 to Ellsworth
Road

Parking: Tyner Furniture

0 500 1,000 2,000 3,000 4,000 Feet



Zone Discussion Topics Based on Previous Corridor Plan Goals and Objectives

Zone 1: 20 Minutes

- Suggested access management
- Pre-Interchange crossing
- Need for pedestrian crosswalk at State Circle – from citizen comments
- Round-about

Zone 2: 40 Minutes

- Interchange Crossing and unsightly concrete median
- Pedestrian links to transit
- The recommended rezoning (to C2B) of mall parking to include development with emphasis on non-motorized connections and transit
- The recommended rezoning of the parcel adjacent to the mall (east side of S State) to compliment the current “hospitality district” with restaurants and retail within walkable distance to hotels.
- The AirRide leaves from the west side of S State and a connection to the “hospitality district” should be considered
- Overall area aesthetic improvements for non-motorized users.
- City’s Non-motorized Transportation Plan identifies a major mid-block crossing here to link the east and west sides of State St. for non-motorized travelers.

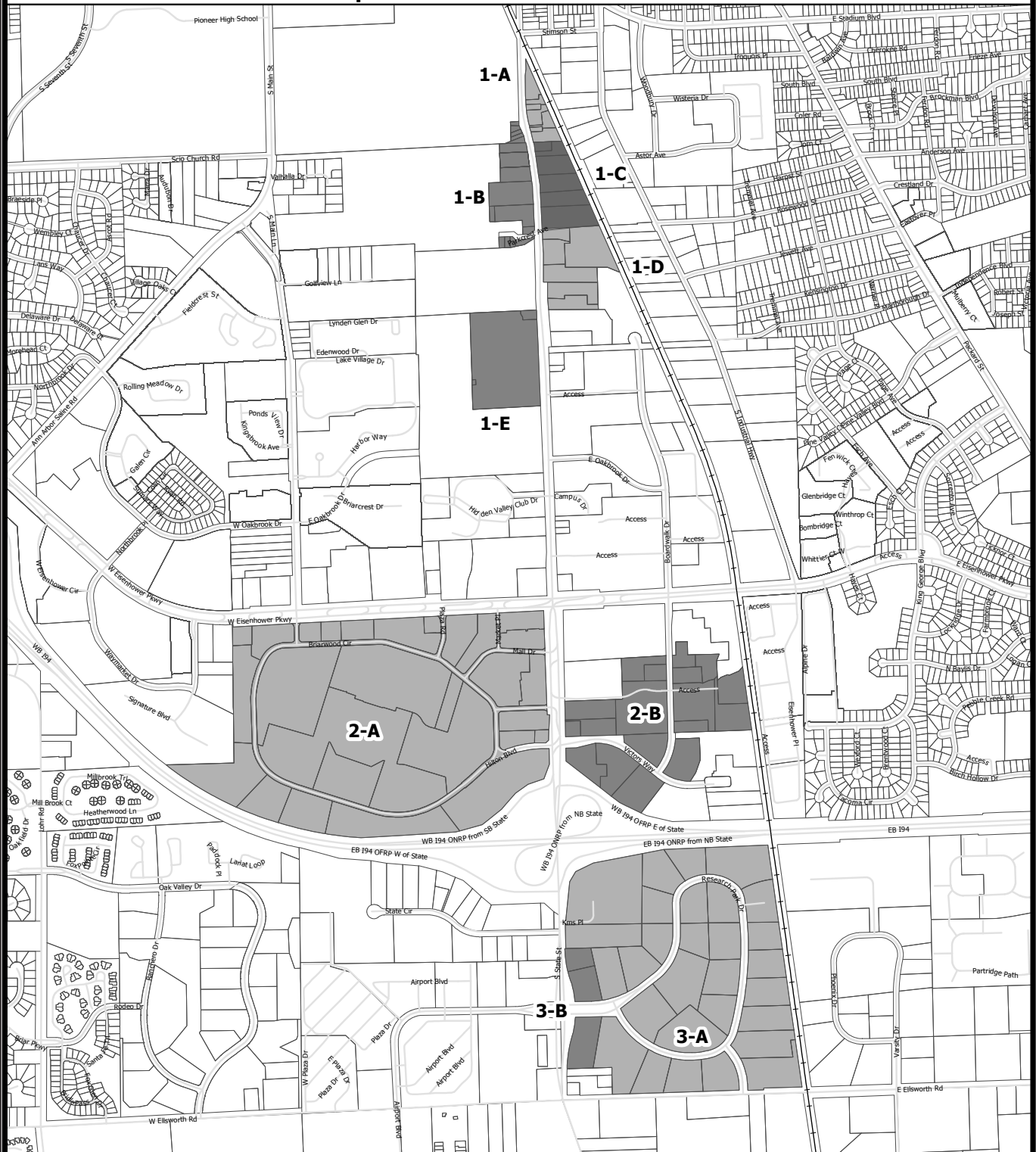
Zone 3: 15 Minutes




- State Street Commuter Lot connections to surrounding neighborhoods
- Connectivity to commuter lot from State Street
- Possible S State crossing sites in the vicinity
- Suggested non-motorized pathway connecting Oakbrook Drive through Ward Park

Corridor Plan Land Use Summary

Site from Map	Size (acres)	Existing Land use	Existing Zoning	Recommended Zoning	Corridor Plan Recommended Use
2-A	169	mall, restaurant, retail, hotel, residential	O, R5, PL, PUD, C2B, P	rezone P to C2P	Increase FAR. Incorporate non-motorized and transit facilities to expand access to site. Convert surface parking to structure parking to incorporate additional retail, restaurant and hospitality.
2-B	42.5	hotel, restaurants	R5, C3, P, O, and M1	C1B Community Convenience and C2B Business Service	commercial uses to support employees and hotel guests in immediate vicinity, should be designed to encourage transit and non-motorized access. No additional drives on State.
3-A	120.9	research park, office, storage, charter school	RE	ORL Office, research, Limited Industrial	
3-B	8.29	research, office		O office	Office uses for employment along transit corridor, retail if buildings fronted State St with vehicular access along Research Park Drive and non-motorized access on State.

South State Street Corridor Study Site Specific Land Use Recommendations



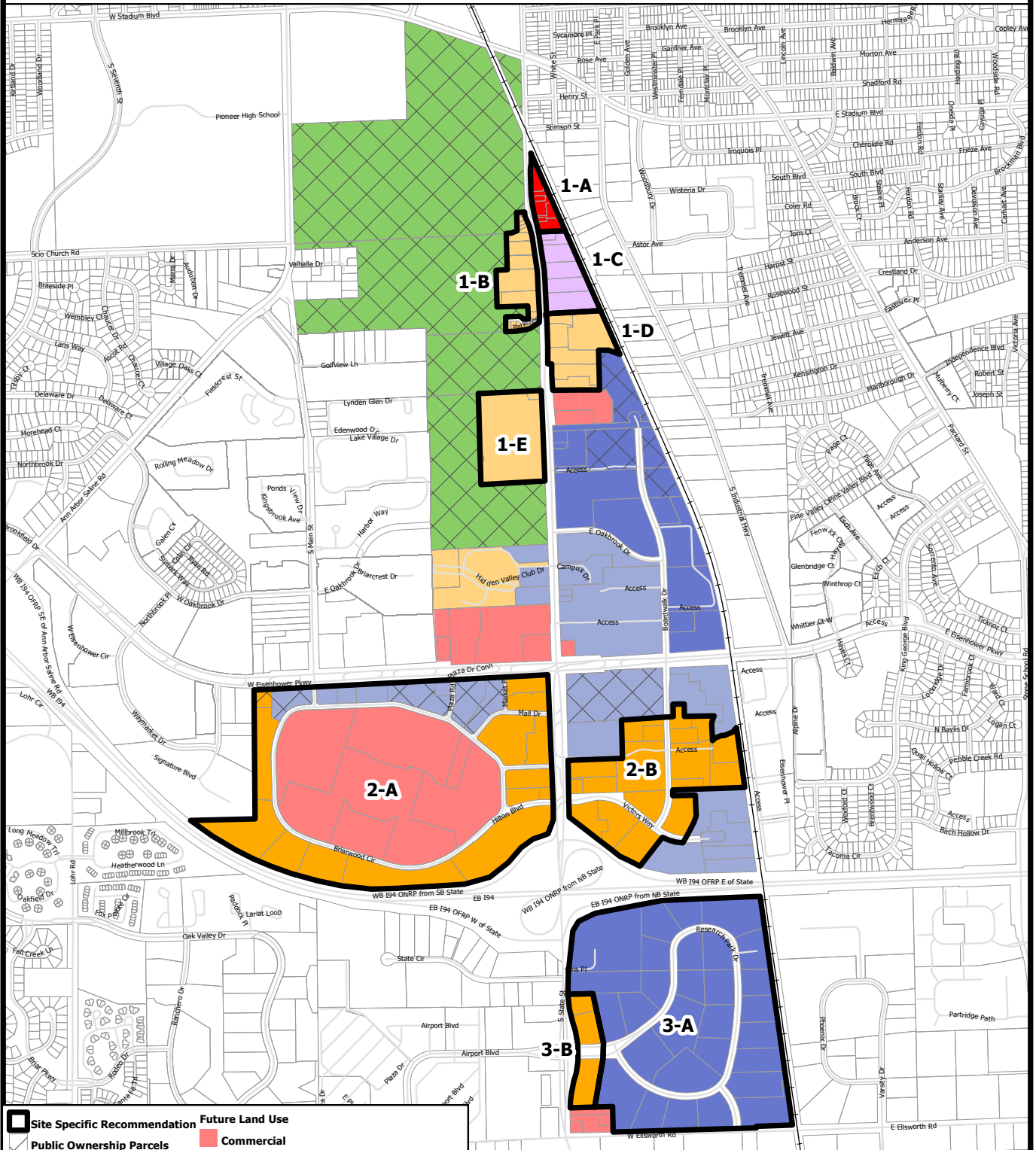
-  Railroads
-  Sites
-  County Parcels

0 500 1,000 2,000 Feet

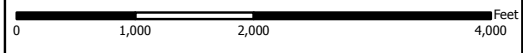
City of Ann Arbor Map Disclaimer
No Part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 inch = 500 feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information represented on this map.



South State Street Corridor Plan Overall Land Use Recommendations



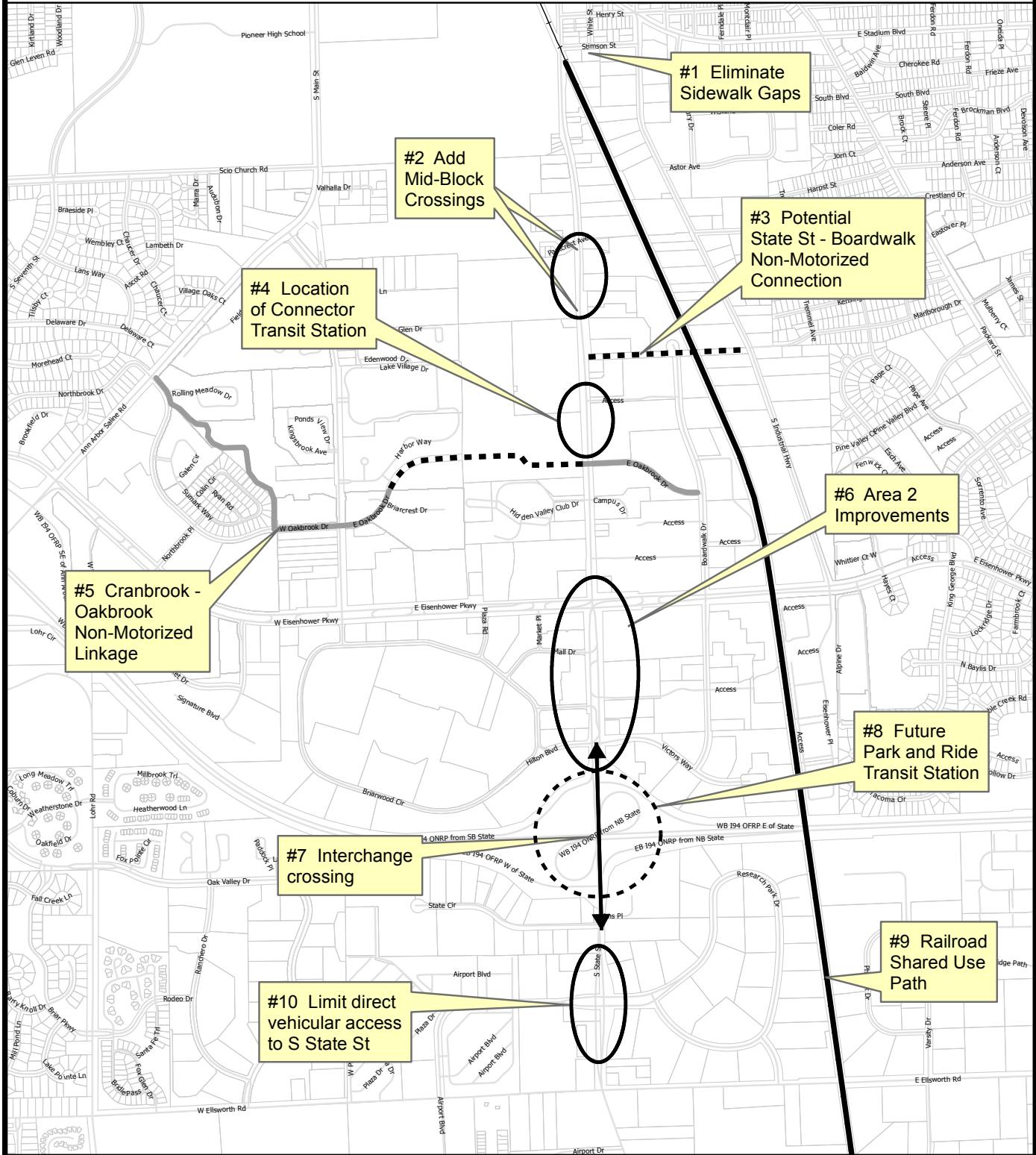
<ul style="list-style-type: none"> Site Specific Recommendation Public Ownership Parcels Railroads County Parcels 	<p>Future Land Use</p> <ul style="list-style-type: none"> Commercial Commercial Local Business Industrial/Research Mixed Use (Commercial/Office/Residential) Mixed Use (Office/Residential) Office (includes Residential) Office/Research/Limited Industrial Recreation
--	--



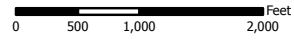
City of Ann Arbor Map Disclaimer
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at a scale of 1:50,000. The City of Ann Arbor and its mapping contractors assume no legal responsibility for the content and/or inappropriate use of information represented on this map.



South State Street Transportation Improvements



Routes		Railroads	
	Linkage existing Pathway		Parcels
	Potential Shared Use Path		Proposed Shared Use Path



City of Ann Arbor Map Disclaimer
 No Part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 This map complies with National Map Accuracy Standards for Mapping at 1:50,000 Scale. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information represented on this map.

