

Chapter Eight



UNIVERSITY OF MICHIGAN: North Campus

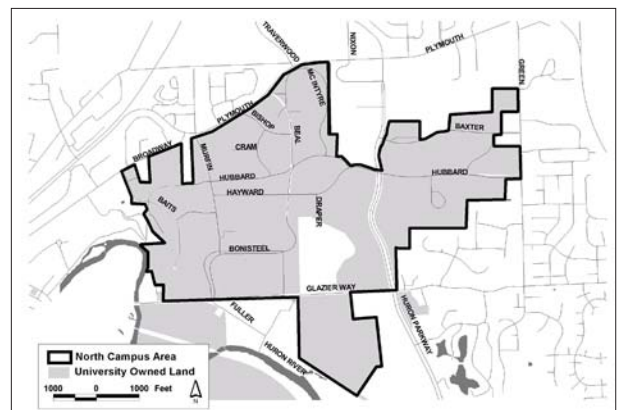
I. Introduction

The University of Michigan currently owns approximately 800 acres of land in the northeast section of Ann Arbor. “North Campus” refers to the University of Michigan properties that are within the City’s limits and lie north of the Huron River. The general boundaries of North Campus include Fuller Road to the south, Green Road to the east, Plymouth Road to the north and Cedar Bend Drive to the west.

University of Michigan North Campus Study Area

The North Campus consists of residential dormitories, married student housing, the School of Music, the School of Art and Design, the College of Architecture and Urban Planning, the School of Engineering, the North Campus Recreation Building and numerous other facilities. The focal points of North Campus are the Media Union, the Lurie Bell Tower, and the “diag” located near the northeast corner of Murfin Avenue and Bonisteel Boulevard.

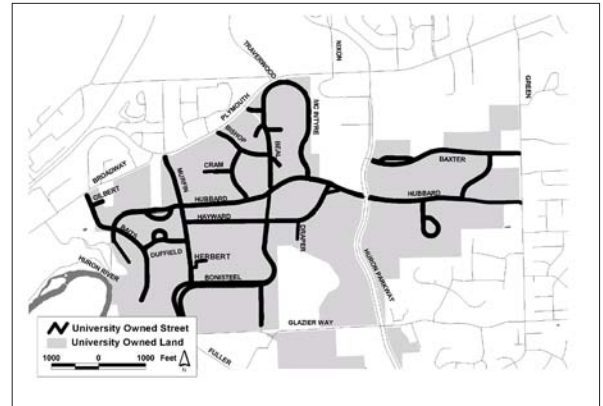
The University of Michigan provides bus service from North Campus to Central Campus, and the Ann Arbor Transportation Authority provides regular bus service from North Campus to points throughout Ann Arbor. The University maintains its own public safety department, which includes enforcement of parking and traffic. All streets interior to the North Campus area are owned and maintained by the University. Because the City does not anticipate any new public streets in the North Campus area, future private development on land currently owned by the University will need to work with the University to construct access points onto University owned streets.



Streets on North Campus

University of Michigan North Campus Planning

The University maintains its own storm sewers and retention basins. These systems eventually drain into the city sewer system or into natural drainage courses. The University utilizes city water and sanitary sewer systems. The University coordinates with the City prior to new development to determine capacity and other potential utility issues.



U-M North Campus

The presence of the University of Michigan influences the character of the City in a number of ways. Several “high tech” firms have located in the area in order to have close access to the resources and training facilities that the University provides. The North Campus student population lives in numerous university dormitories and in many private apartments that border the North Campus area. Students contribute to the area’s need for services. This population is part of the community that provides patronage to commercial and retail services located along the Plymouth Road corridor.

The University’s master plan provides guidance and identifies growth opportunities for university facilities in the North Campus area. In 1999, an environmental planning study of North Campus and the surrounding area was prepared by Andropogon Associates, Ltd. and Turner Environmental, Inc. in support of the University’s master planning effort.

II. Development Guidelines for University Development

Future University development should consider the environmental and social impacts of proposed projects, such as impacts to natural systems, traffic and adjacent uses. In addition to incorporating the community design techniques (described in Chapter 5), development near the edges of North Campus should include the following principles:

- Minimize negative impacts to adjacent neighborhoods.
- Provide sidewalks and bicycle paths, where appropriate.
- Promote alternative transportation choices to help alleviate problems relating to traffic.
- Provide adequate storm water detention facilities for buildings and parking areas.
- Protect existing high quality natural features.
- Protect the natural and aesthetic quality of the Huron Parkway corridor.
- Design new buildings to enhance the beauty of North Campus.
- Conduct appropriate remediation measures for the clean up of Brownfield sites and other lands with know contaminants.
- Be sensitive to the natural and aesthetic qualities of the Huron River Valley, including the maintenance of river views, the protection of natural areas and the reduction of surface parking lots.
- Utilize best available practices in managing the protection of natural features.
- Utilize best available techniques in managing storm water, especially during construction.

III. General Land Use Recommendations for Future Private Uses on Existing University Property

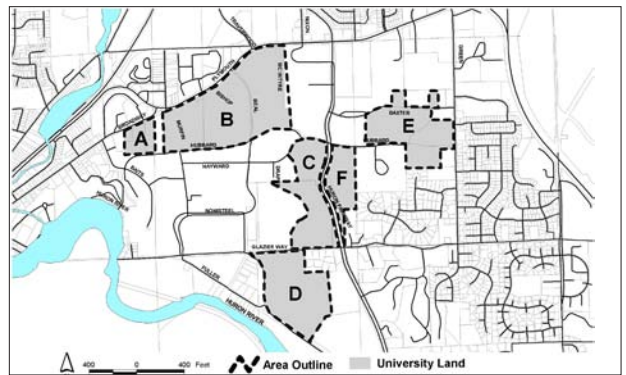
The University owns a number of parcels in the North Campus area that are either undeveloped or have the potential for additional development. As a public educational institution, University-owned land and streets are exempt from local taxes and City codes and regulations, including zoning, site plan review and approval from the City prior to new construction. Most University owned land within the City boundaries currently is zoned PL (Public Land District), which indicates the land is owned by a public or governmental entity. The transfer of land ownership from University to a non-university entity for the purpose of private development requires that the parcel be rezoned to permit appropriate uses of the land. If the University decides to sell portions of its land to the private sector, it is important that the plan provides guidance as to the type and intensity of such development. Private development should adhere to design guidelines in Chapter 5.

Six areas have been identified along the perimeter of North Campus (see map below) where future development is possible. Development in these areas will have significant impacts in the area, due to their proximity to existing neighborhoods, public streets, and private businesses. This plan describes recommended land uses for these areas.

University of Michigan North Campus Study Sites A – F

Area A

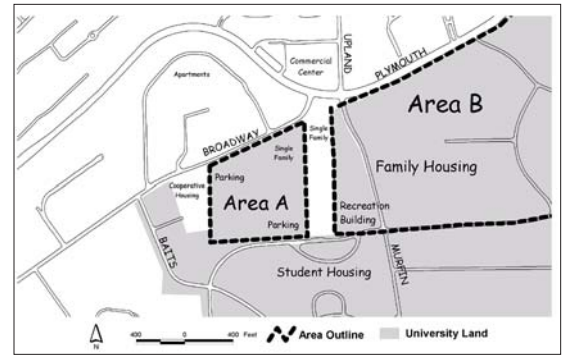
Description of Area: This area lies on the northwest perimeter of North Campus and consists of three separate parcels totaling approximately 14 acres. Broadway, a city street, is located north of the site, while Hubbard, a university street, is south of the site. A small parking area consisting of paved and gravel surfaces is located near the northwest corner of the site within a small parcel zoned R1C (Single-Family Dwelling District). The central portion of the site is in Ann Arbor Township and currently is vacant with an open meadow, conifer trees, an old tennis court and a baseball backstop. A single-family structure exists near the northeast corner of the site with access from Broadway. The southwest corner of the site contains a 350-space paved surface parking lot. There are a number of mature trees on the site, some of which may qualify as landmark, as defined by City code. There are no other natural features on the site.



Study sites

Across Broadway, north of the site, are two apartment communities and a church. South of the site are undergraduate dormitories (Baits Housing and Bursley Hall). To the east of the site is a single family home. Further to the northeast are the Plymouth/Broadway and Plymouth/Mufin intersections, which are adjacent to various commercial and retail services.

Land Use Recommendation: The area's proximity to commercial services, employment centers, North Campus and a mass transit corridor makes it appropriate for higher density residential uses. Duplexes, attached townhouses, apartments or a mixture of these housing types are recommended at a density of 10 to 25 dwelling units per acre. More intense residential uses (i.e. apartment-style dormitories) and buildings taller than four stories should be sited on the south portion of the site, closer to university facilities and existing dormitories.



Area A

Vehicular access to the site should be from Hubbard and Broadway. Since a footpath has been established through this site, a permanent pedestrian path that allows public access across the site is desirable. A public sidewalk in front of the site along Broadway will be required as part of any development proposal. Additional public right-of-way may be requested to accommodate this sidewalk. Because the site lacks access to an active, outside recreation facility, such as a playground or toddler lot, a small neighborhood park on this site, as part of a residential development, would be an amenity to it and the surrounding community. The park should be centrally located and easily accessible to residents of this site and those along Broadway. High-quality, healthy landmark trees should be preserved and incorporated into future development.

Area B

Description of Area: Located east of Area A, this site is bounded by Hubbard Road, Plymouth Road, Murfin Avenue, and the former Pfizer Corporation site. This area currently contains university family housing, including Northwood I, II, III and IV, a city fire station, and the North Campus Recreation Building on the west edge of the site. The family housing site occupies approximately 140 acres.

Land Use Recommendations: Currently, the area is primarily developed; however, the proximity of this site to nearby office and research centers and its frontage along Plymouth Road make it attractive for future private development. The preservation of the university family housing is the preferred future use of this area east of Murfin Avenue. If the land becomes available for private development, residential uses are recommended at a density similar to the existing family housing, which is approximately 10 dwelling units per acre. The existing family housing currently functions as part of the larger Broadway/ Murfin/ Plymouth Road community. The adjacent commercial uses (Plymouth View and the Courtyard Shops) thrive on residential patronage from this area. These services are utilized by pedestrians, but safety issues related to crossing Plymouth Road exist. Pedestrian access and safety in the area should be enhanced. The current mixture of uses provides a balance conducive to a healthy community. Office or research uses are not recommended for this site.



Area B

The existing trees and landscaping in front of this site along Plymouth Road provide a scenic amenity and create a buffer between the roadway and the existing residential use. A buffer should be maintained with any future development. The corner of Plymouth and Murfin is an entry point to North Campus. This corner should be enhanced with landscaping or public amenities with any future development.

West of Murfin Avenue and north of the North Campus Recreation Building is a vacant 2.5-acre site that may be appropriate for future private development. Expansion of the existing recreation facility, such as tennis courts, outdoor track or a soccer field, is recommended as a university use and would provide additional recreational activities to students residing on North Campus. If the land

were divided from the recreational building and sold for private development, residential uses are recommended at a density of 6 to 10 dwelling units per acre. Below grade or structured parking is strongly encouraged at this location. Vehicular access is recommended from Murfin Avenue. Access directly from Plymouth is not recommended, due to the proximity of the Plymouth/Murfin intersection. If this area were acquired for private development as a part of small site # 20, a second access point is encouraged at Hubbard.

Area C

Description of Area: This area, containing approximately 56 acres, is located north of Glazier Way, south of Hubbard Road and west of Huron Parkway. The north portion of this area consists of a university paved surface parking lot accommodating over 360 vehicles. The center of this area contains permanent and temporary structures that house university landscaping and grounds equipment. Access to this central area is from the west via a central drive from Hayward Street. This drive also provides access to numerous academic buildings relating to the University's Engineering programs. A gravel roadway continues south from this storage area to a large, paved surface parking lot that accommodates over 700 vehicles. A University childcare center is located at the southwest corner of the site. The east edge of this area has approximately 2,800 linear feet of frontage along Huron Parkway.

Directly north of this area is a paved surface parking lot for approximately 330 vehicles and a wetland restoration project. Northwest of the site are academic buildings, and to the west is a privately owned cemetery. A single-family neighborhood exists to the south, while vacant university land and a town house community lie to the east.

The site has been extremely disturbed over the years, leaving few significant trees. A knoll surrounds the north parking area, which slopes steeply to the south. While this area may have served as a tributary valley for Millers Creek, there is evidence of grading and disturbance in many areas along the central gravel roadway. The area appears to contain an overgrowth of shrubbery and exotic plants.

Land Use Recommendations: The north one-half of this area is suitable for research and office uses, due to similar institutional uses to the west. Sensitivity should be paid to the steep slopes, minimizing grading and avoiding erosion where possible.

The south one-half of this area is appropriate for medium to high density residential uses (8 to 25 dwelling units per acre), including single-family homes, duplexes, town houses, apartments or a mixture of these housing types. Neighborhood commercial uses, totaling no more than fifteen thousand square feet of floor area, are suitable as a component of any residential development. The retail use should be part of a mixed-use residential-commercial structure, such as residential above ground-floor retail. Active recreational uses (e.g. play area, ball field, basketball courts) are encouraged as part of a residential development project.

Primary vehicular access points should be located on Hubbard and Glazier Way. A 1964 study of Huron Parkway approved by Council resolution does not identify new access points in front of this site along the parkway; therefore a new curbcut along Huron Parkway is not recommended. A large setback and landscape buffer is recommended along Huron Parkway to preserve and enhance the natural and aesthetic quality of this corridor.

Area D

Description of Area: This area is bounded by Glazier Way to the north, Fuller Road to the west and south, and a single-family neighborhood, senior housing and a public high school to the east. The area contains approximately 75 acres.

The area is primarily vacant, with the exception of a gravel surface parking lot accommodating approximately 200 vehicles near the center of the site with access from Glazier Way. A smaller parking area for approximately 60 vehicles is located at the southeast corner of the site with access from a Huron High School parking lot.

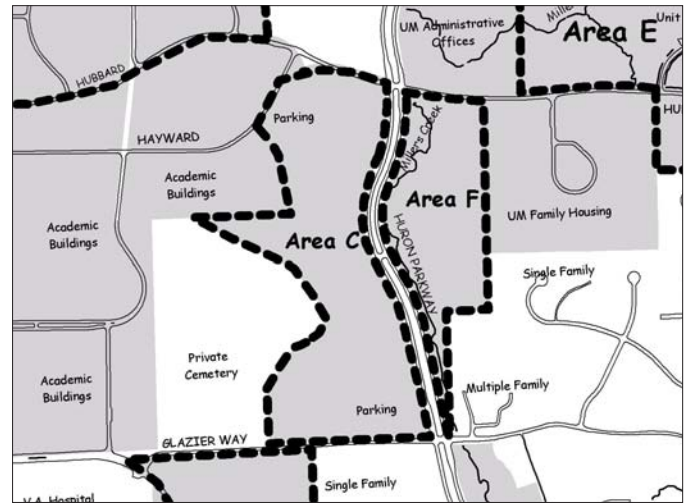
Two university landfills operated within this area prior to the 1970's. One was located near the area's southeast corner; the other near the center of the site. These landfills are identified on the Michigan Department of Environmental Quality's contaminated sites list.

The majority of the area is wooded with varying degrees of maturity. Southeast of the large parking area is a mature woodland and conifer plantation with few invasive species. The woodland to the north and west of the parking area is of mid-quality and contains known invasive species. A wetland exists on the southeast portion of the site. A swale exists to the west of the parking area and likely allows for some drainage that heads directly south toward the Huron River.

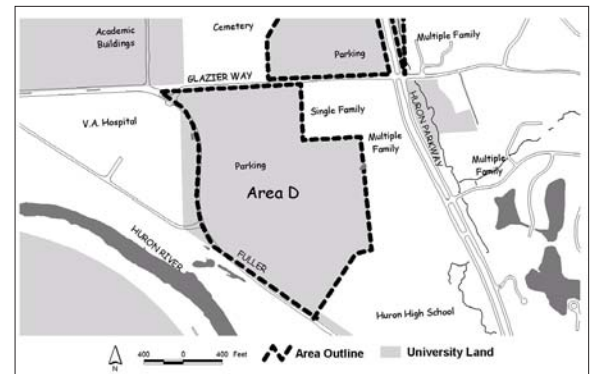
The City realigned Fuller Road during the early 1990's, eliminating Oakway Drive as a through street and removing one half dozen single-family structures. Since that time, the Veterans Administration Hospital has expanded to the east, constructing a large parking structure and additional hospital buildings.

Land Use Recommendations: A complete analysis of the location and quantity of debris and contamination on this site is recommended prior to any development. The analysis will dictate possible future uses on this site. If contaminants are identified, future development will need to meet the Michigan Department of Environmental Quality (MDEQ) standards for clean up or containment.

The existing high-quality woodland and wetland portions of this area should be preserved as a natural area and used for passive recreation. These sensitive areas should not be included in future development projects. Residential uses with densities of 8 to 10 dwelling units per acre are recommended for areas that are not contaminated nor contain significant natural features. Appropriate residential uses include single-family homes, duplexes, town houses, apartments or a mixture of these housing types. To help protect existing natural features, any development should be clustered away from the natural areas found on this site. Surface parking or the expansion of the existing surface parking lot is not an appropriate use for this site. Access to the site is desirable along Fuller and Glazier Way.



Area C



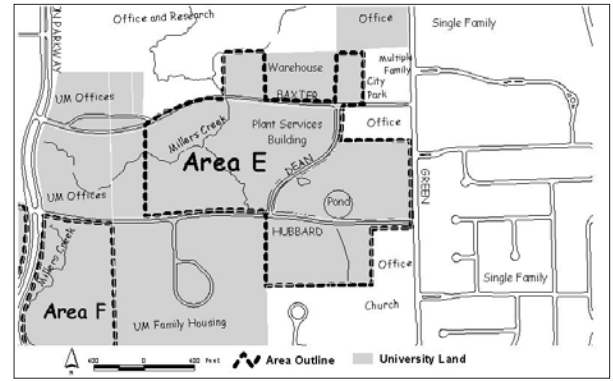
Area D

Area E

Description of Area: The 66-acre site is bounded primarily by Baxter Road to the North, Green Road to the east, Hubbard Road and residential uses to the south, and University owned land to the west. Clustered in the center of the site is the North Campus Plant Services Unit, which includes various office and light-industrial uses. East of Plant Services is Dean Road, which travels north and south between Baxter and Hubbard. Opposite Dean Road are a vacant prairie and a wetland/pond along Hubbard. West of the Plant Services Area is a high-quality woodland, which the University

has identified as “Hubbard Woods”. The woodland is divided from east to west by Millers Creek.

Approximately 11 acres of this site lies south of Hubbard Road. The west portion of this section contains a woodland. The east portion was once a field that has evolved into an area of small trees and shrubbery. Historically, the old field is thought to be a remnant of a tributary valley, and that the culvert under Hubbard was inadvertently dammed creating the wetland on the north side.



Area E

Land Use Recommendations: The portion located north of Baxter Road and west of the existing warehouse is appropriate for office uses.

The portion located south of Baxter and west of the Plant Services Building is identified by the University as “Hubbards Woods” and should be preserved as a natural area and used for passive recreation due to the existing mature woodland and Millers Creek.

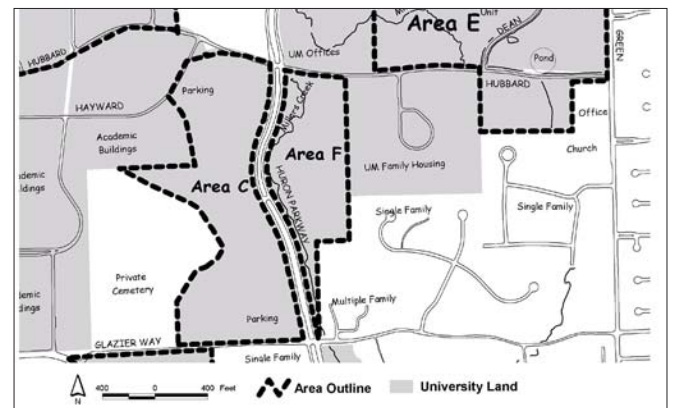
The land east of the Plant Services Building is suitable for office and research uses. All uses should be sited away from the wetland located along Hubbard. The existing pond should be preserved and incorporated into future development as a natural amenity. Appropriate access points are from Green, Hubbard or Dean.

The high-quality, mature woodland south of Hubbard should be preserved as a natural area and used for passive recreation. The area south of Hubbard and east of the woodland is appropriate for residential or office uses. It is adjacent to university family housing, a single-family neighborhood, office and a church use. Residential density may range from 4 to 10 dwelling units per acre. Residential density and the intensity of the office use will depend upon the function of the existing drainage system and the maturity and quality of the woodland. One or two multiple-story buildings, clustered together to minimize impacts to sensitive areas, are preferable to multiple single-story structures. Below grade or structured parking is highly recommended for any uses.

Area F

Description of Area: This 28-acre area lies directly across Huron Parkway from Area C and is bounded by Hubbard Road to the north, Huron Parkway to the west, Glazier Way to the south and University family housing to the east. The long and narrow shape mirrors that of Area C with approximately 2,800 linear feet along Huron Parkway.

North of the site across Hubbard are University administrative offices. The south portion of the area is adjacent to a condominium project, currently in its second phase of construction, and a single-family neighborhood.



Area E

Millers Creek is located on the west side of the site and travels north to south toward the Huron River. The site rises in elevation nearly 75 feet west to east from Huron Parkway to its center. The greatest concentration of steep slopes is located near the southwest portion of the site. High quality woodlands exist throughout most of the site, with the exception of the north portion adjacent to

Hubbard that contains smaller trees and invasive species.

Land Use Recommendations: The high-quality natural features on this site should be preserved. Residential uses with densities of 8 to 10 dwelling units per acre area appropriate for this site, limited to the northeast 5 acres. The use should be contained within a single structure or a clustering of buildings with below grade parking to minimize adverse impacts to the creek and mature woodlands.

Access to the site should be from Hubbard. A 1964 study of Huron Parkway approved by Council resolution does not identify new access points in front of this site along the parkway; therefore a new curb cut along Huron Parkway is not recommended. A large setback is recommended from Huron Parkway to help protect the creek and to enhance the greenway quality of the Parkway. The narrow portion of the site that fronts Huron Parkway on the south side is not suitable for development, since it is extremely narrow and contains the creek through its center.