



PARK ADVISORY COMMISSION

Minutes of November 19, 2002

Members Present:	C.Riseng L.Langmore J.Satarino O.Jansson	P.D'Anieri J.Cohen J.D'Amour R.Curry	
Members Absent:	S.Rapundalo		
Ex-officio Members Present:	S.Aeschbach	R.Olson	
Ex-officio Members Absent:	W.Woods	R.Johnson	
Staff Present:	KC Bemish J.Dehring A.Kuras T.Rynard	J.Miller D.Borneman C.Hollis	M.Jones K.Henderson J.Black
Others Present:	Connie Dimond Kevin McGraw Roy Townsend Frank Del Vecchio Aaron Berkholz	SmithGroup JJR SmithGroup JJR Washtenaw County Road Commission Washtenaw County Road Commission Washtenaw County Road Commission	

CALL TO ORDER

The meeting was called to order at 4: 05 p.m. by Vice Chairperson Phil D'Anieri.

SECRETARY CALLS ROLL

The secretary called the roll, with results as shown above.

PUBLIC COMMENTARY

None at this time.

INTRODUCTION TO COBBLESTONE – Jayne Miller explained that Carol Hollis, former supervisor at Bryant Community Center is now supervising at Cobblestone Farm, along with Karla Henderson, Unit Supervisor and Mary Jones. Mary Jones gave a background on Cobblestone Farm and the programs offered there. Ms. Jones stated there is still a lot of community interest in this site. Roy Curry asked what the museum tours are. Ms. Jones explained that the museum is the Cobblestone House; portions of the house date back to 1824 and the Log Cabin dates back to 1830. James D'Amour asked if staff reassignments are permanent. Ms. Miller advised they are probably permanent at least until next year.

ACCEPTANCE OF MINUTES

Acceptance of the minutes from the October 15, 2002 meeting moved by Catherine Risen, supported by John Satarino and approved unanimously by voice vote.

PRESENTATION: Broadway Village at Lower Town Plan – SmithGroup JJR

Connie Dimond and Kevin McGraw addressed the Commission regarding the Lower Town Plan. This project is located at Plymouth and Maiden Lane and includes the vacant Kroger, CVS Store and smaller strips at edge. The site has a serious contamination problem from dry cleaning solvents that got into the ground. They are currently testing with Atwell Hicks to determine the scope of the contamination, which could go as far east as the truck well at Kroger. It would be located between single-family homes on the west and multi family homes to the east. It is easy walking and biking to downtown and the Amtrack, etc. This plan follows the NE Area Plan. A PUD has been submitted and site plan at the end of October. The first meeting with Planning is scheduled December 17, 2002. The development would contain eight different buildings, with a total of 593,000 sq. ft. The Health and Wellness Center (working with U of M on this) is the biggest building. It would also contain a parking deck, lined by residential units, with 950 parking spaces total. The plan is to create a village, with a series of public spaces. There would be an urban space called "Town Square," w/possibly a central fountain feature, a gateway park, improvement of ROW, and a Central Park (soft greenspace). Along Traver Creek there would be a greenway, improvements with native landscaping, a water feature, and a walkway to create an extension of the public park system and someday tie back into the entire creek corridor. They would like to donate this portion of the corridor to the City of Ann Arbor. They are also talking about ensuring everything along Plymouth Rd. is not disturbed. Another feature under discussion is a bridge, which may connect Broadway and Riverside Parks. James D'Amour stated he sits on the NE Area Citizens Group and is very familiar with this project. He has some concern with the neighbors and how it fits into the entire NE Area Plan and wishes there was more family housing. They stated they are trying hard to meet with as many stakeholders in the area to understand their issues and reach a balance. There is an Open House on December 3, 2002, 5:30 – 7:00, at the Kroger/CVS are all are welcome to attend. John Satarino asked if there is a timeline for the project. Kevin McGraw stated they would do it while the Broadway Bridge is closed. It would be a two- year construction period, hopefully starting the spring of 2003. Dave Borneman asked if the contamination is entirely on this site. Connie Dimond stated they have only tested their site. The water table is 10' to 16'. The site is already zoned for all the uses. Stormwater detention would be all underground and would have a regular cleaning schedule and filters. Mr. Satarino asked what they need from the Parks Department and/or the Parks Commission. Mr. McGraw responded they would like a blessing from both on what they are doing. They would also like the Parks Department to step up and say it is good a good plan at the December 17, 2002 meeting with Planning and meetings after that too. Ms. Dimond added they would like feedback. Catherine Riseng remarked that she feels it would be more like a park for that community and not for everyone to go to. Connie stated they are willing to have a maintenance agreement with the City, which would state they would take care of it to Parks Department satisfaction. Amy Kuras added that a Central Park is not normally what we would go after, but is essential to the development open space needs. Phil D'Anieri stated the issue PAC is most relevant to is the Traver Creek Greenway, or at least the most important issue. Ms. Riseng commented that it is a good idea to have feedback from Amy Kuras and Dave Borneman on the greenway and what to put there. Kevin responded that PAC and staff just need to tell them what is wanted and it will be put it in there. The deal is to partner with the City.

At this time Phil D'Anieri asked to move to NEW BUSINESS, Item 6A. All members agreed.

NEW BUSINESS

Item 6A - Resolution re: Dixoboro Rd. Bridge Construction Process – Washtenaw County Road Commission

Jeff Dehring explained that over the last 2-3 months he has been meeting informally with the Washtenaw County Road Commission regarding this project. Roy Townsend is present to go over the plans, along with Frank Del Vecchio and Aaron Berkholz. Mr. Townsend explained that the project started about 10 years ago. 20,000 cars per day pass over the bridge and they looked at different alternatives due to the existing bridges being structurally insufficient. There were 6-7 alternatives and this one was chosen. They had public meetings and other meetings, including city departments and commissions, township, etc. It is a 580' long bridge. There will be an impact on Gallup Park. MDOT and the railroad will not allow them to keep the present access open at Dixoboro Rd. They need easement to put one support pier adjacent to the parking/sidewalk area. It will be a permanent pier, a 4-lane bridge, with a bike lane on both sides, and an additional 8' path adjacent to the road lanes, connecting Geddes to the Community College. The trail will eventually tie into Ypsilanti down Huron River Dr. They would like to start this coming spring and it will be an 18-month to 2-year process. They will need to use the east parking lot area in Gallup. They will have a 300-ton crane to set piers in. They also would need to have the trail closed for 3 months, early on in construction. They are hoping to start in April. They purchased and relocated three residents, two of which actually approached them. There will be access between old Dixoboro and the Gallup Trail. Ron Olson stated that a couple of the issues previously were trying to do this without interrupting the use of the path and the public will try to go through there anyway, minimize disruption in the park and the river and also the visual piece of placing piers in that location. The bridge would be similar in height to the US 23 bridge and the width the same as Huron Parkway. Mr. Olson asked that, as a bicyclist, how could the visual piece be made more pleasant. It would be nice to have some effort made in that area. Roy explained they plan on doing a covering, probably a tan color. Mr. Olson added that they would also need a fishing area under the dam restored to accommodate fishing in the area. Roy stated they will have a 7-basin stormwater detention in two areas. Mr. Townsend remarked that they haven't taken the issue of paving the parking lots back to their board so are sure on that yet. Frank Del Vecchio added he is not sure if they will have funds to do both parking lots but would like to. Any disturbed area would be improved or restored. Mr. Townsend explained the change in the trail during the construction. Jeff Dehring advised they will be resurfacing the old Dixoboro Rd. and striping the vehicular portion with a pedestrian edge. John Satarino asked about a ramp and was advised there is one already. Owen Jansson asked if there is no way to span the river and not have a pillar in the river. Roy Townsend responded that with enough money, yes. Linda Langmore moved the resolution, supported by Katherine Riseng. Phil D'Anieri asked if staff thinks the parcel is valuable that we would be getting. Dave Borneman responded that he hasn't looked at it yet. Jeff Dehring advised that Gerry Clark, former staff of the Parks Department concluded it is in the best interest to acquire this easement now to make the connection to the County Park. John Satarino asked if the township would control development. Mr. Townsend responded yes, or the county. It will need to be annexed to the city. Janet Cohen asked if there is permanent loss of parking spaces and was advised there is not. Ms. Cohen voiced concern about fishing persons and stated we should think about these uses as we move along in the project. Dave Borneman asked if there is any way to improve the fishing pier. Jeff Dehring responded that it wasn't in their original discussion. Ron Olson added that a lot of people fish there and the bank area gets eroded a lot. Roy Curry remarked people who fish really don't care about the cosmetic look of accessing the water. Owen Jansson asked if it is a good thing to pave the gravel parking lot. There are arguments on both sides. Paving comes into compliance of City ordinance. Phil D'Anieri proposed changes to the resolution. Amendments moved by Phil D'Anieri, supported Catherine Riseng. Amendments passed by majority of members present: Aye – John Satarino, Catherine Riseng, Phil D'Anieri, Janet Cohen, James D'Amour, Linda Langmore. Nay: Roy Curry and Owen Jansson. Phil D'Anieri stated that closure time and length is important. There are weather restrictions during the winter. John Satarino asked if signs will be put up and was advised that they will be. Mr. Townsend advised they would start at the south end because they will be getting into less than desirable materials. Dave Borneman asked if a

temporary tunnel could be made or if it could be routed through the Water Treatment Plant area. Mr. Townsend responded no. James D'Amour commented that it is a difficult decision for him to make but he cannot support this project. The consequences come from antiquated thinking. Mr. Del Vecchio stated they are working out a land swap. They can't see how there is a better way to build it after they have looked at so many alternatives. Roy Curry stated he is in favor of supporting the plan; it enhances what we are trying to do relative to the parks. Resolution, as amended, passed by the majority of members present: Aye: John Satarino, Catherine Riseng, Phil A'Anieri, Janet Cohen, Roy Curry, Owen Jansson, Linda Langmore. Nay: James D'Amour. (The amended resolution is attached and is included as a part of these minutes.)

UNFINISHED BUSINESS

ITEM 5A - PAC Work Plan

Postponed to Future Meeting – Dee Lumpkin will E-mail information to PAC members.

ITEM 5B – November 13 Land Acquisition Meeting

Ron Olson advised that Gerry Clark would be willing to work some specific assignments for acquisitions. The contract with him must be for a specific period of time and specific project/s. John Satarino asked if Mr. Clark could also help PAC with general concerns and was advised that he can. Phil D'Anieri passed out another petition from residents at Sunset Ridge. Linda Langmore asked what the difference is in a ROW vs. an easement. Mr. Olson explained that with a ROW we could own it, or have some agreement to use it. An easement, for example, allows someone to run a water line across your property but it is still your property. ROW is a defined public area that the public is free to use and has a transfer of ownership. Catherine thanked KC for the memo. James D'Amour remarked that he thought PAC had talked about getting an appraisal done at Sunset. KC Bemish stated the details are being worked out and we will be getting the appraiser that the County has been using for the Sunset appraisal. James D'Amour added, to clarify, PAC will operate on the assumption to use the County's appraiser to look at the Sunset property, as we aren't using State money. The next Land Acquisition meeting is December 3, 2002, 4:00 p.m., and KC Bemish will confirm in which conference room it will be held.

ITEM 5C – Monitoring of Pal-Gelman's Groundwater Pollution at Veterans Memorial Park

Item postponed for discussion at next month's meeting.

NEW BUSINESS

ITEM 6B – Draft Report on Ash Borer Plan for Review

Ron Olson passed out the draft report. Item postponed for discussion at next month's meeting.

COMMISSION PROPOSED BUSINESS - None

REPORT OF SUPT. OF PARKS AND RECREATION – RON OLSON

Ron Olson reported the millage passed with the highest percentage approval rate yet.

John Satarino stated he is concerned about the Parks Department staffing. Mr. Satarino asked that the department give PAC their opinion on staffing. Phil D'Anieri stated this topic will be put on the next meeting's agenda. Mr. Olson will have staff prepare their response.

REPORT OF DIR. OF SCHOOLS/CITY REPRESENTATIVE SARA AESCHBACH - No Report

REPORT OF RAC REPRESENTATIVE – JAMES D'AMOUR

Mr. D'Amour advised that Rec and Ed will not be spun off from the Ann Arbor Public Schools. A PAC/RAC subcommittee met to discuss an updated operating agreement and blue ribbon panel. Linda Langmore and Catherine Riseng attended. The current operating agreement dates back to the 1970's. The subcommittee will meet again next month.

Motion to adjourn by James D'Amour, supported by Janet Cohen and passed unanimously by voice vote.

PUBLIC COMMENTARY – None at this time.

ADJOURNMENT

The meeting adjourned at 6:30 p.m.