

MEETING AGENDA—721 N. MAIN CONCEPTUAL SITE PLAN DEVELOPMENT

Technical Committee Meeting #4

Tuesday, December 4, 2012

5 -7 pm

Larcom City Hall, Basement Conf. Room

1. Schedule
2. Technical Committee Final Recommendations
3. Proposed Site Plan
4. Feedback from City-wide meeting #2
5. Discussion and Feedback
6. Next Steps

721 N. Main Technical Committee Recommendations (Oct 24, 2012)

- Per City Council Resolution 374-8-05 approved on August 15, 2005, the area of the City properties at 721 N. Main within the floodway will be included in the new Greenway. The 721 N. Main Technical Committee recommendations are to develop walking and biking paths within the approximately 2.5 acre floodway portion that will form the first component of the Allen Creek Greenway. Paths should connect from Felch Street to both N. Main and West Summit Streets. It is the hope of this committee that the development of such paths at 721 N. Main will encourage future connections beyond the site limits to the Washtenaw County Border-to-Border Trail and the Allen Creek Greenway.
- It is essential that any development of open space coincide with efforts to activate the amenity and the timing of a grant application. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration).
- Investigate the existing masonry buildings outside of the floodway for potential reuse. The Task Force will provide recommendations for future use based on additional investigations. If buildings are determined to be salvageable, the City should promptly pursue building renovation and occupation. Prior to any public use of the site, efforts should be made to minimize the potential for nuisance activities around the building.
- If any future development occurs on the non-floodway portion of the site, such development should remain consistent with the residential scale and character of the neighborhood and surrounding zoning districts.
- Within the floodway portion of the site, design strategies and partnerships should be employed to improve the quality of stormwater.

Additional Considerations:

- **Remove CNG fueling station.**

*These recommendations are based substantially on the assumption that the City will apply for the Michigan Department of Natural Resources Trust Fund grant in 2013. Other possible grants or low-interest loan programs may help inform the recommendations.

Proposed Site Plan

Consistent with Technical Committee Recommendations:

1. Provide open space on the floodway portion of the site.
2. Floodway portion of the site for stormwater management.
3. Trail connection from Felch and Summit streets encourages future connections to Border-to-Border Trail; looping trail through the site.
4. Recommendations for future use of existing building will be based on additional investigations.
5. Areas not identified as lawn, stormwater management, or other use is assumed to be a native prairie type landscape.
6. Parking provided off Summit outside of floodplain; parking is prohibited in the floodway
7. Provide interpretive elements.

