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
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.
Option A
“Community Green”

All park option

Option B
Mixed-Use Neighborhoods + Open Space

Mix of open space and development
Project Website

www.a2gov.org
→ Planning and Development
→ Planning
→ 721 North Main Project

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 (2005) (PDF)
- Transportation Plan Update (2005) (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 (1996) (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 North Main. The NMRVTF 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.
Join the Conversation

www.a2gov.org/a2opencityhall
Community Meeting #1

SITE + CONTEXT 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

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
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

Implications
1. Limited street frontage and limited vehicular access is a negative for commercial development.
2. Potential as a “gateway” enhancer limited due to poor visibility into the site.
3. Tricky parcel configuration.
4. Future Allen Creek Greenway could provide a significant boost to site traffic.
5. Rail corridor is a barrier to access.
6. Main Street a difficult pedestrian crossing.

Access potential via developers agreement?
Felch access. Narrow + overgrown
Steep Slopes
Conceptual Allen Creek Greenway
Limited views to site interior
Summit access. Steep slopes + fueling station
Limited Main Street frontage
Primary access. Limited visibility + close proximity to Summit/Depot signals
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?
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.

Engage adjacent property owners

2 buildings to be removed

Reuse opportunity?

CNG fueling station

Engage adjacent property owners
Implications
1. No significant limitations. Portion of the site in utility/transportation.
Analysis / Zoning

Implications
1. No significant limitations – PL zoning can be rezoned as needed to accommodate development.
2. Adjacent C1 land areas have higher potential land value than current residential use.
Option A
“Community Green”

All park option

Option B
Mixed-Use Neighborhoods + Open Space

Mix of open space and development
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
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, playgrounds).
- 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.
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.
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.
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.
Community Meeting #1

FEEDBACK AND QUESTIONS
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!