

**721 N. MAIN CONCEPTUAL SITE PLAN DEVELOPMENT – TECHNICAL COMMITTEE
MEETING SUMMARY**

Date: Monday, September 24

Time: 5:00 – 7:00 pm

Location: 1st Floor South Conference Room – Larcom City Hall

Attendees: Technical Committee (TC) Members present: 9; Jonathan Bulkley (Allen Creek Greenway Conservancy); Ray Detter (NMVFT Member- Old Fourth Ward); Julie Grand (NMVTF Member- PAC); Jerry Hancock (City of Ann Arbor- Stormwater/ Floodplain Coordinator); Amy Kuras (City of Ann Arbor- Park Planner/ Landscape Architect II); Darren McKinnon (NMVTF Member- Water Hill Neighborhood); Heather Rice (Washtenaw County Water Resources Commission); Cresson Sloten (City of Ann Arbor- Systems Planning Manager); Colin Smith (City of Ann Arbor- Parks and Recreation Services Manager)

Technical Committee Members absent: 5; Sumedh Bahl (City of Ann Arbor- Community Services Area Administrator); Jennifer Lawson (City of Ann Arbor- Water Quality Manager); Matt Naud (City of Ann Arbor- Environmental Coordinator); Wendy Rampson (City of Ann Arbor- Planning Manager); Coy Vaughn (Washtenaw County Parks)

City staff present for meeting facilitation: 2; Kayla Coleman; Connie Pulcifer

Consultant Team for meeting facilitation: 2; Neal Billetdeaux; Oliver Kiley

Public present: 2; Sabra Briere; David Santacroce

Re: Technical Committee Meeting #1

1. Introductions
 - 721 N Main is just one component of the N Main Vision Task Force; the task force is looking at a much larger project area.
 - The TC is intended to provide technical expertise so the task force can make their recommendation to City Council regarding the best use of 721 N Main by the end of December 2012.
2. Project Process and Schedule (C. Pulcifer)
3. Project Webpage (C. Pulcifer)
 - [North Main – Huron river Corridor Project](#)
 - [721 N. Main Project](#)
4. Stakeholders (C. Pulcifer)
 - The Washtenaw Walking and Biking Coalition will be added to the stakeholder list.
 - The stakeholder list will be distributed to the TC for review and comment.
5. [Opportunities and Constraints Presentation](#) (JJR)
 - Visibility to the site is currently a major concern.
6. Questions Compiled by the North Main Task Force regarding 721 N. Main
 - The size and depth of Allen Creek Drain was discussed.

Post meeting note- the Allen Creek Drain shape, size and depth:

 - Arched structure
 - 102” x 168” or 8.5’ x 14’
 - Amount of cover over the structure = approximately 2’ to 3’

Invert (depth to bottom of the pipe) is approximately 12'

- Since day-lighting the Allen Creek Drain at the 721 N. Main site is not possible, alternative stormwater feature similar to the West Park bioswales may be a possible alternative.
- The natural gas fueling pumps are on City property. However, the pumps are owned by DTE.
- The information presented uses the latest, official, City floodplain maps dated April 3, 2012.
- If the City accepts a FEMA grant for demolition of 2 buildings in the floodway then there would be some restrictions to allowable parking on the site. Parking in this area may also pose liability concerns.
- The FEMA grant will also restrict that the floodway remain as open space.
- Clarification: Phase I Environmental Site Assessment reports site conditions based on information collected from databases, site inventory, historic aerial photos, and interviews with past employees at the site, etc. If it is determined that there is a potential for contamination then a Phase II is conducted which includes soil testing. The Phase I Environmental Site Assessment for 721 N Main is in draft form and will be made publically available once finalized.
- City staff & the consultant team met with Reverend Whiten of the Ann Arbor Community Center on September 24, 2012. The Reverend is very interested in being involved with the project and has offered the Community Center Building for all related meetings as needed.
- There was a suggestion that a combined application between City's 721 N. Main property and the Community Center for Brownfield funds should be considered.
- If a DNR grant application is submitted it will need to include a specific plan for the property. The grant agreements are very specific to what may/ may not be conducted at the site.
- Other granting agencies may be considered. Grant applications do not necessarily apply to an entire parcel; they can be for a portion of the site.
- Clarification: the floodway is the area within which water is moving with a destructive force; the flood fringe is the area adjacent to the floodway, flooding still occurs in this area. Together, the floodway + flood fringe compose the floodplain. Keep in mind the site is very low in the watershed; it is unlikely that we could do a lot of infiltration at the site but runoff could be collected in a surface system that could be detained & then slowly released.
- Question of whether the water from Ashley & Felch could be picked up and moved on site; it was discussed that if water is flowing at Ashley & Felch then 721 N Main is likely flooded as well.
- The potential to perform excavation at the site will depend on the level of contamination. There will be a cost impact for excavating contaminated soil.
- Recommendation from a technical committee member that we should not try to hold back water on the site since the water table is very high.
- Site contamination- the degree to which remediation needs to occur will depend on the future use of the site.
- Clarification- 'closed to residential use' means that the portion of the site where the tanks were located has been cleaned up enough to be used for residential use, according to the MDEQ. This does not mean that the entire site is "clean."
- The 721 N Main site is zoned PL which allows options for rezoning.
- Scenarios were presented; it is critical to understand that these are not alternatives, they have been provided to stimulate ideas of what development could look like. There could be other ideas not covered by these scenarios.
- TC members shared some insights about research on greenways and parks in other communities (Wisconsin, Pennsylvania, and University of Austin). Research has shown that greenways, in particular, generally increase property values. One TC member pointed out that a park will not necessarily have that effect unless it is activated and viewed positively within the community.

- 721 N Main Scenario Evaluation' worksheet was distributed. This is due back to Connie Pulcifer Tuesday morning (10/2/12). The results of this exercise will be shared at the 10/3/12 task force meeting.
- 7. Preparation for City Wide Meeting #1 (C. Pulcifer)
 - The first Community-Wide meeting for 721 N Main will be held 10/10/12 6:30-8:30 pm at the Ann Arbor Community Center; the TC is encouraged to attend community meetings.
- 8. Public Commentary at this meeting is incorporated into the meeting summary.
- 9. Adjournment