

MEETING SUMMARY—721 N. MAIN CONCEPTUAL SITE PLAN DEVELOPMENT

Technical Committee Meeting #4

Tuesday, December 4, 2012

5 -7 pm

Larcom City Hall, Basement Conf. Room

Attendees: Technical Committee (TC) Members present: 10; Sumedh Bahl (City of Ann Arbor- Community Services Area Administrator); 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 (Office of the Washtenaw County Water Resources Commissioner); Peter Sanderson (as an alternate for Coy Vaughn; Washtenaw County Parks and Recreation Commission); Cresson Slotten (City of Ann Arbor- Systems Planning Manager)

Technical Committee Members absent: 4; Matt Naud (City of Ann Arbor- Environmental Coordinator); Wendy Rampson (City of Ann Arbor- Planning Manager); Colin Smith (City of Ann Arbor- Parks and Recreation Services Manager); Coy Vaughn (Washtenaw County Parks and Recreation Commission)

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; Alice Ralph

- Feedback from City-wide Meeting #2 and the second topic on A2 Open City Hall were reviewed.
- The draft Technical Committee (TC) Recommendation was reviewed and refined, discussion included:
 - Compressed Natural Gas (CNG) fueling station: modify wording and placement of the CNG fueling station language (now embedded within the recommendation rather than separate as an 'additional consideration').
 - Division of recommendations into two categories: those pertaining to grant applications and those pertaining to future use zones.
 - The path to Summit and the parking lot off of Summit were discussed; although they are outside of the floodway area, these items are recommended for inclusion in the grant application.
 - Changes to the Conceptual Site Plan graphic:
 - Adjust coloring around path to Summit and parking lot off of Summit to show that they are included as part of the proposed Conceptual Site Plan.
 - Change parking lot to a lighter shade.
 - Clarify which line represents the floodway and which represents the flood fringe.
 - Remove gray shading from the Felch St. area.
 - Add language: 'Maintain existing driveway.'
- Interest was expressed for a future meeting to be scheduled with the TC and Rev. Yolanda Whiten from the Ann Arbor Community Center.
- Connection of 721 N. Main to the Border to Border Trail (B2B) was discussed. There are coordinated efforts and on-going discussion about improving connections from the 721 N. Main site to the B2B

trail; future planning meetings are underway. In the near term signage can be incorporated to direct people to existing B2B connections; e.g. 'way-finding components.'

- The Phase II Environmental Site Assessment results should be available by the end of this month [December 2012]. Clarification that the Phase II Assessment will not include analysis of potential issues pertaining to the existing building (e.g. asbestos, etc.).
- TC member Darren McKinnon will lead the presentation to the North Main Vision Task Force (NMVTF) on December 5th 2012; TC members Julie Grand and Ray Detter will assist with the presentation as needed.
- Clarification for the NMVTF recommendation to Council: the NMVTF will be making a presentation to Council. NMVTF is not proposing a resolution to Council; rather, their presentation will act as the necessary supporting information for resolutions that City staff will submit pertaining to the grant applications [MDNRTF and Connecting Communities].
- The TC has expressed interest in remaining involved to provide technical input for the grant application(s) after the City Council action.
- Other potential funding sources were discussed, suggestions included: The Kresge Foundation, The Charles Stewart Mott Foundation, Michigan Department of Environmental Quality (MDEQ) State Revolving Loan Fund (SRF); DTE- tree planting grants, community forestry grants
 - TC members should send any ideas that they have for grant opportunities to Connie Pulcifer (cpulcifer@a2gov.org).

Public comment

- The Kellogg Foundation does community education grants, and there are other non-profits geared toward the community.

Technical Committee Final Recommendation and Associated Graphic:

721 N. Main Technical Committee Recommendations (Dec 4, 2012)

In pursuit of grant funding for the floodway portion and adjacent areas of the site, the Technical Committee recommends:

- 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. Per the Conceptual Site Plan, 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.
- Within the floodway portion of the site, design strategies and partnerships should be employed to improve the quality of stormwater.
- Initiate discussions with DTE (and other relevant parties) leading to the removal of Compressed Natural Gas (CNG) fueling station, in order to accommodate future uses.

Future use zones of the site will be considered by the North Main Task Force, including:

- It is essential that any development of open space coincide with efforts to activate the site in a timely manner coordinated with implementation of floodway improvements. Such efforts should consider unique and unmet needs near downtown (e.g., a dog park/community garden/flex space/sustainability demonstration/ trailhead parking).
- 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.

Conceptual 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. Areas not identified as lawn, stormwater management, or other use is assumed to be a native prairie type landscape.
5. Provide interpretive elements.
6. Parking is proposed to be provided off Summit outside of floodplain; parking is prohibited in the floodway
7. Recommendations for future use of existing building will be based on additional investigations.

