

MEETING SUMMARY—721 N. MAIN CONCEPTUAL SITE PLAN DEVELOPMENT

Technical Committee Meeting #6

Thursday, March 07, 2013

5:00 -7:00 pm

Larcom City Hall, 1st Floor South Conference Room

Attendees: Technical Committee (TC) members present: 8; Sumedh Bahl (City of Ann Arbor- Community Services Area Administrator); Jonathan Bulkley (Allen Creek Greenway Conservancy); Ray Detter (NMVTF Member- Old Fourth Ward); Amy Kuras (City of Ann Arbor- Park Planner/ Landscape Architect II); Darren McKinnon (NMVTF Member- Water Hill Neighborhood); Matt Naud (City of Ann Arbor- Environmental Coordinator); Heather Rice (Office of the Washtenaw County Water Resources Commissioner); Colin Smith (City of Ann Arbor- Parks and Recreation Services Manager);

Technical Committee Members absent: 5; Julie Grand (NMVTF Member- PAC); Jerry Hancock (City of Ann Arbor- Stormwater/ Floodplain Coordinator); Wendy Rampson (City of Ann Arbor- Planning Manager); Cresson Sloten (City of Ann Arbor- Systems Planning Manager); Coy Vaughn (Washtenaw County Parks and Recreation Commission)

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

Consultant Team for meeting facilitation: 1; Neal Billetdeaux

Connecting Communities Grant Application

- The City submitted an application for the Washtenaw County Connecting Communities grant in December 2012.
- The County anticipates that Connecting Communities grant award decisions will be made at the Washtenaw County Parks and Recreation Commission meeting March 12th, 7:00pm.
- The Technical Committee will be notified by email regarding the outcome of the Connecting Communities Grant.
 - o *Post meeting note: the Washtenaw County Parks and Recreation Commission (WCPARC) approved a \$150,000 award (of the \$300,000 requested) to be used as the local match for the MDNRTF grant application. If the MDNRTF grant is not awarded to the city the Connecting Community match funds shall be returned to WCPARC to be used on another project. This announcement will be followed by a formal notice from WCPARC.*

Michigan Department of Natural Resources Trust Fund (MDNRTF) Grant Application

- The City is moving forward with preparation of an MDNRTF application for the 721 N Main Project; application due date is April 1st.
- If grant funds are awarded, a 'due care' plan that verifies the property can be made safe for the proposed uses will be required by October 1, 2013. City staff is preparing an Environmental Report/ Summary, which is required for the application in addition to Phase II ESA results.
- Reminder: we do not currently have any City funds committed to this project. A local match is required for the MDNRTF application; we have anticipated that the Connecting Communities Grant award would serve as match.
- Due to the compressed timeline, the City will not have a lot of opportunity to distribute the MDNRTF application for review. Technical Committee member Jonathan Bulkley offered his

assistance for review of the application is there an opportunity. City staff will keep Jonathan informed as the application process progresses.

- The MDNRTF grant required that matching funds are secured by October 1st.

Phase II Environmental Site Assessment

- Report is under attorney review, currently in draft form.
- Soil borings were collected at locations of Recognized Environmental Conditions (RECs) and in a few additional locations based on proposed site plans; 12 soil borings were collected across the site.
- The Phase II did not reveal any real surprises that would change the Conceptual Site Plan

Proposed Site Plan and Cost Estimate

- No changes were required in response to Phase II results.
- The proposed path will be barrier free.
- The stormwater features of the site are not designed for infiltration. Stormwater from the site will discharge into the Allen Creek.
- Note that remediation costs are not eligible for grant funding through Connecting Communities, nor MDNRTF. The City is still exploring potential funding sources for remediation. Specific remediation items from the cost estimate include:
 - o Excavation
 - o Fill
- Felch street access will be maintained. There is not sufficient space for a driveway and full sized path (14 feet). Other options:
 - o The entrance off of Felch as a street with bollards preventing further vehicle travel.
 - o A street with curb and gutter and a standard sized sidewalk, opening into a wider path further into the site.
- Lighting: The City moratorium on additional streetlighting was discussed. The Technical Committee decided that lighting will remain in the budget and site plan.
- The location of the security fence around the existing building will be adjusted to remove the fence from the floodway.
- Request from Darren McKinnon for digital versions of the 721 N Main presentations to use for North Main Vision Task Force Community Meetings.

Other

- 721 N Main Buildings
 - o City Council has accepted the FEMA grant for removal of the buildings in the floodway.
 - o Council approved the funding for the North Main Vision Task Force to complete environmental and structural assessment of the 'L-shaped' building on the site.